

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 6, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Cowie, Harcourt,  
Kennedy, Marzari, Sweeney and  
Volrich

ABSENT: Alderman Boyce  
Alderman Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Urban Geography Class at Vancouver Technical School, under the direction of their instructor, Miss Cathy Johnston.

Council was reminded that today was the City of Vancouver's 90th Birthday.

Alderman Bird informed Council that the City's first Fire Chief had served from 1886 to January 1st, 1930.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Marzari,  
SECONDED by Ald. Bowers,

THAT the Minutes of the Regular Council Meeting of March 23, 1976, with the exception of the 'In Camera' portion be adopted after amending the text on page 6 regarding bus stops on 54th Avenue and Tyne Street by deleting the reference to Mr. Davidowicz speaking against the recommendation of the City Engineer and inserting in lieu thereof, the fact that he was requesting the matter be referred to the Official Traffic Commission.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
SECONDED by Ald. Bowers,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, April 6, 1976 . . . . . 2

CITY MANAGER'S REPORTS AND DELEGATIONS

A. MANAGER'S GENERAL REPORT  
APRIL 2, 1976

Building & Planning Matters  
(April 2, 1976)

Rezoning Application - 645  
West Broadway (Clause 8)

Mr. T. Manrell of the Vancouver Neurological Centre and Mr. D. Jenkins, Wm. Graham Consultants, addressed the Council with respect to the rezoning application for 645 West Broadway, which subject is contained in a Manager's report, Building and Planning matters dated April 2, 1976.

The delegation filed a brief summarizing their main arguments for the rezoning application and requesting that it be sent to a Public Hearing.

The Director of Planning also addressed Council with respect to the density and design and spoke against the rezoning request, for reasons stated in the report.

MOVED by Ald. Cowie,

THAT the recommendation of the City Manager as contained in this Clause be approved.

- CARRIED

(Aldermen Bird and Sweeney opposed)

COMMUNICATIONS OR PETITIONS

1. Rental Association of Canada  
1976 Convention - Grant Request

Council noted a letter from the Rental Association of Canada dated March 23, 1976, requesting a grant in support of its annual convention.

MOVED by Ald. Bowers,

THAT the letter from the Rental Association of Canada be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. Enforcement of Fire By-law  
Outside the Core Area

The Council noted a letter from the Rental Housing Council of B.C. requesting to appear as a delegation before Council to speak on the subject of Alderman Volrich's motion proposing suspension of enforcement on apartment buildings. Delegation requests were also received from the following:

Vancouver Tenants' Council  
Downtown Eastside Residents' Association  
Renters United for Secure Housing (RUSH)  
Grandview Tenants' Association.

Reference was also made to a memo circulated by Alderman Rankin in which he asked that Alderman Volrich's motion be deferred until further information is obtained.

MOVED by Ald. Harcourt,

THAT the subject matter, including Alderman Volrich's motion and the hearing of delegations, be deferred to the Council meeting on May 11, 1976, at which time additional reports will be received from the Housing and Environment Committee and the Provincial Fire Marshal.

- CARRIED UNANIMOUSLY

cont'd....

AMENDED  
SEE PAGE 642

COMMUNICATIONS OR PETITIONS (cont'd)

Enforcement of Fire By-law  
Outside the Core Area (cont'd)

On a question raised, Alderman Harcourt advised that the same enforcement regulations would apply as was the case in Phase 1 & 2 in the core area.

Alderman Harcourt requested that the Mayor write to the Provincial Government asking if it intends making any amendments to the Fire Marshals Act. The Mayor so agreed.

3. Hardship Appeal -  
2765 East 46th Avenue

Council noted a letter from Mr. John Motiuk, a Solicitor representing Mr. and Mrs. S. Khan, requesting to appear as a delegation with respect to his clients' hardship application.

MOVED by Ald. Harcourt,  
THAT the foregoing delegation be granted.

- CARRIED UNANIMOUSLY

4. Commercials on Cable Television

In a letter dated March 22, 1976, the Corporation of Delta forwarded a copy of a letter to the Canadian Radio and Television Commission in which it had expressed their opposition to the proposal by the Commission to require that Cable Television operators replace advertising originating in the United States. The Corporation of Delta had requested that the letter be brought to Council's attention for whatever action may be appropriate.

MOVED by Ald. Volrich,  
THAT the letter from the Corporation of Delta be received and no further action be taken.

- CARRIED UNANIMOUSLY

5. Canadian Institute of Chartered  
Accountants 1976 Conference -  
Grant Request

Under date of March 22, 1976, the Canadian Institute of Chartered Accountants has requested that Council consider granting \$2,000 to help defray the costs of a bus tour during the organization's conference this year.

MOVED by Ald. Bowers,  
THAT the foregoing letter be received and no further action be taken.

- CARRIED UNANIMOUSLY

6. Dinner in Honour of Japanese  
National Rugby Team - Grant  
Request

The Vancouver Rugby Football Union in a letter dated March 18, 1976, has requested that the City approve a donation towards the cost of a dinner when the Japanese National Rugby Team will be playing a Vancouver Representative side at Swangaard Stadium on May 5, 1976.

MOVED by Ald. Bowers,  
THAT the letter from the Vancouver Rugby Football Union be received and no further action taken.

- CARRIED UNANIMOUSLY

Regular Council, April 6, 1976 . . . . . 4

COMMUNICATIONS OR PETITIONS (cont'd)

7. Request that City Host Civic Dinner  
or Luncheon at Convention of Society  
of Canadian Cine Amateurs

In a letter dated March 9, 1976, the Vancouver Movie Club is requesting that the City sponsor a Civic dinner or luncheon in connection with the annual convention of the Society of Canadian Cine Amateurs which will be held in Vancouver in 1977.

MOVED by Ald. Bowers,

THAT the letter from the Vancouver Movie Club be received and no further action taken.

- CARRIED UNANIMOUSLY

8. Rezoning of Property  
for Co-op Housing

MOVED by Ald. Bird,

THAT the request of a citizens delegation from the district of East 22nd Avenue and Penticton Street to appear before Council concerning the rezoning of property in the area for a co-op housing project, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT  
APRIL 2, 1976 (cont'd)

Works & Utility Matters  
(April 2, 1976)

The Council considered this report which contains nine Clauses identified as follows:

- Cl. 1: Closure of Skeena Street from 1st Avenue to 2nd Avenue and 2nd Avenue from Skeena Street to the Trans Canada Highway
- Cl. 2: Charles Tupper School, South Side 23rd Avenue West of Carolina Street, Block M (Explanatory Plan 5545) D.L. 301
- Cl. 3: Spur Track Crossing over Taylor Street North of the Georgia Viaduct
- Cl. 4: Flat Rates for Property Owners' Share of Completed Local Improvement Projects
- Cl. 5: Water Booster Pump Installation - 1975 Capital Budget
- Cl. 6: Lane Lighting Lane East Commercial - Williams Street to Charles Street
- Cl. 7: Local Improvement by "Petition"
- Cl. 8: C.M.H.C. Grants for Waterworks Construction in Champlain Heights
- Cl. 9: Local Improvements for Lighting Lanes with both Residential and Other Zoning

The Council took action as follows:

Clauses 1 to 8

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6, 7 and 8 be approved.

- CARRIED UNANIMOUSLY

Local Improvements for Lighting Lanes  
with both Residential and Other Zoning  
(Clause 9)

MOVED by Ald. Volrich,

THAT the recommendation of the City Manager contained in this Clause be approved;

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters  
(April 2, 1976) (cont'd)

Local Improvements for Lighting Lanes  
with both Residential and Other Zoning  
(Clause 9) (cont'd)

FURTHER THAT the following formal procedural steps be implemented:

- (a) the ten lanes to be 'thoroughfares' for the purposes of Part II of the Local Improvement Procedure By-law. (This step gives the residential owners their reduced rate)
- (b) undertake the ten Lane Lighting projects, and
- (c) undertake the Lane Lighting project listed in the Collector of Taxes' Court of Revision Schedule 434 as Item 90.

- CARRIED

(Aldermen Bowers, Kennedy and Marzari opposed)

Building & Planning Matters  
(April 2, 1976)

The Council considered this report which contains nine Clauses identified as follows:

- Cl. 1: Cedar Cottage N.I.P. Appropriation: Tree Planting on Commercial Drive from East 15th Avenue to Broadway
- Cl. 2: Neighbourhood Improvement Program: Kitsilano Appropriation of Funds
- Cl. 3: Rezoning Application: 636 West 10th Avenue. South Side West 10th Avenue between Ash and Heather Streets
- Cl. 4: Standard Oil Company of British Columbia Ltd. - Application to Convert to Self-Serve Gasoline Station at 2902 Grandview Highway
- Cl. 5: Illegal Basement Suite: 852 East 63rd Avenue
- Cl. 6: Lease of City Property for the Nanook Day Care Centre in China Creek Park
- Cl. 7: Neighbourhood Improvement Program: Kitsilano Appropriation of Funds
- Cl. 8: Rezoning Application - 645 West Broadway, North Side of West Broadway between Ash and Heather Streets
- Cl. 9: 830 Campbell Avenue - Development Permit Application No. 72975 Senior Citizens' Housing Development

The Council took action as follows:

Clauses 1, 2, 7 and 9

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 7 and 9 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 636 West 10th  
Avenue (S/S West 10th Avenue between  
Ash and Heather Streets (Clause 3)

MOVED by Ald. Bird,

THAT the recommendation of the City Manager as contained in this Clause be approved, and therefore the application be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

Regular Council, April 6, 1976 . . . . . 6

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters  
(April 2, 1976) (cont'd)

Application to Convert to Self-Serve  
Gasoline Station at 2903 Grandview  
Highway (Standard Oil Co.) (Clause 4)

MOVED by Ald. Bowers,

THAT the application by Standard Oil Company of B.C. Limited to convert its gasoline station at 2902 Grandview Highway to self-serve in lieu of the existing self-serve station at 4102 Fraser Street, be approved.

- Lost

(Aldermen Bird, Harcourt, Kennedy, Marzari, Sweeney and the Mayor opposed)

MOVED by Ald. Marzari,

THAT this matter be deferred.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and LOST.

No further action was taken.

Council was advised that Standard Oil Company wish to appear as a delegation if the application was to be turned down, and the Mayor directed that this request be granted, although the Company be advised that Council does not look with favour on the application.

Illegal Basement Suite -  
852 East 63rd Avenue (Clause 5)

MOVED by Ald. Harcourt,

THAT the recommendation of the Medical Health Officer as contained in this Clause be approved, and therefore, the application be refused.

- CARRIED UNANIMOUSLY

Lease of City Property for Nanook  
Day Care Centre in China Creek  
Park (Clause 6)

MOVED by Ald. Marzari,

THAT the Nanook Day Care Centre site be deleted from the main agreement for the time being, and the matter of the lease of City property for this day care centre be deferred for one month pending a report from the Park Board with respect to leasing arrangements, landscaping agreement, etc., in consultation with the day care centre and the Vancouver Resources Board as necessary.

- CARRIED UNANIMOUSLY

Rezoning Application - 645 West Broadway  
N/S of West Broadway between Ash and  
Heather Streets (Clause 8)

For Council action on this Clause, see page 2.

Regular Council, April 6, 1976 . . . . . 7

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(April 2, 1976)

The Council considered this report which contains six  
Clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds) January 1976
- Cl. 2: Tender Awards
- Cl. 3: Lot 1, Block 2, N/W1/4 Section 24 T.H.S.L.,  
Plan 15707 Situated: S/E Corner of Venables &  
Renfrew Streets. Residences for Senior Citizens
- Cl. 4: False Creek Development - Area 6 - Easement Requirements
- Cl. 5: 1976 Basic Capital Budgets - Sewers and Water Works
- Cl. 6: A. Restrictive Covenant Block 110, District Lot 541,  
Plan 15271 Known as 1300 Block Burrard Street  
B. Delegation Authority to Execute Restrictive Covenants

The Council took action as follows:

Clauses 1, 2, 3, 4 and 6

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in  
Clauses 1, 3, 4 and 6 be approved and Clause 2 be received for  
information.

- CARRIED UNANIMOUSLY

1976 Basic Capital Budgets - Sewers  
and Water Works (Clause 5)

The City Engineer requested certain deletions to the Project  
Detail report which is referred to in this Clause and was circulated  
to Council. The deletions therefore would amend the waterworks  
amount from \$3,269,000 to \$2,589,000.

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in this  
Clause be approved after amendment as requested by the City Engineer  
and referred to above.

- CARRIED UNANIMOUSLY

Property Matters  
(April 2, 1976)

The Council considered this report which contains four  
Clauses identified as follows:

- Cl. 1: City Lot B etc. and Provincial Government  
Lot D.L. 5317 Situated West of Burrard Street -  
South of Beach Avenue
- Cl. 2: Sale of Properties
- Cl. 3: Acquisition - 1432 Rupert Street
- Cl. 4: Lease - Lots 21 to 24, Block 203, D.L. 526-1505  
West 3rd Avenue

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in  
Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Langara Peripheral Fitness  
Circuit - Additional Funds

MOVED by Ald. Harcourt,

THAT the request of the Board of Parks and Recreation for additional  
City funds amounting to \$30,400.00 with respect to the Langara  
Peripheral Fitness Circuit project, be approved and the funds be  
provided from the 1976 Supplementary Capital Budget.

CARRIED UNANIMOUSLY

Regular Council, April 6, 1976 . . . . . 8

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee  
on Finance and Administration  
March 18, 1976

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Property Endowment Fund - Transfer of Property
- Cl. 2: Greater Vancouver Convention and Visitor's Bureau -  
1976 Grant Request
- Cl. 3: University Women's Club - 1976 Grant Request
- Cl. 4: Physical Asset Insurance
- Cl. 5: 1976 Civic Cultural Grants

The Council took action as follows:

Property Endowment Fund - Transfer  
of Property (Clause 1)

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in this  
Clause be approved.

(Amended)

MOVED by Ald. Marzari in amendment,

THAT the recommendations of the Committee contained in this  
Clause be approved after amending part of recommendation F to  
read as follows:

"F. That Council approve the following procedure and  
that the Property Endowment Fund Board be given  
responsibility for establishing conditions under  
which land is held, such conditions to be  
approved by Council:"

- CARRIED

(Alderman Volrich opposed)

The amendment having carried, the motion as amended was  
put and CARRIED UNANIMOUSLY.

Greater Vancouver Convention and  
Visitors' Bureau - 1976 Grant  
Request (Clause 2)

MOVED by Ald. Volrich,

THAT the recommendation of the Committee contained in this  
Clause be approved.

- CARRIED BY THE REQUIRED  
MAJORITY

(Alderman Marzari opposed)

University Women's Club - 1976  
Grant Request (Clause 3)

MOVED by Ald. Volrich,

THAT the recommendation of the Committee contained in this  
Clause be approved.

- CARRIED BY THE REQUIRED  
MAJORITY

(Alderman Bowers opposed)

Clauses 4 and 5

MOVED by Ald. Volrich,

THAT the recommendation of the Committee contained in Clause  
4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY



Regular Council, April 6, 1976 . . . . . 9

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee  
on Community Services  
March 18, 1976

The Council considered this report which contains six  
Clauses identified as follows:

- Cl. 1: Oktoberfest - Liquor Permit Application
- Cl. 2: Ratification of Dispersal of Surplus Furniture
- Cl. 3: Immigrant Services Centre
- Cl. 4: Detoxification Centre
- Cl. 5: Discrimination Against Children and Families  
with Children
- Cl. 6: Red Door Rental Aid - Accommodation

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Marzari,

THAT the recommendations of the Committee contained in  
Clauses 1 and 3 be approved and Clauses 2 and 4 be received  
for information.

- CARRIED UNANIMOUSLY

Discrimination Against Children  
and Families with Children (Clause 5)

MOVED by Ald. Marzari,

THAT resolution A of the Committee contained in this Clause  
be received for information and resolution B be approved.

- CARRIED UNANIMOUSLY

Red Door Rental Aid -  
Accommodation (Clause 6)

MOVED by Ald. Marzari,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

The Council was advised that the Provincial Government  
has decided not to continue funding the type of services provided  
by organizations such as the Red Door Rental Aid and it was

MOVED by Ald. Bowers,

THAT this Council urge the Provincial Government to  
reconsider its decision to discontinue grants with respect  
to housing registry and relocation services.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:50 p.m. and following  
an 'In Camera' meeting in Committee Room No. 3, reconvened in open  
session in the Council Chamber at 5:35 p.m., with the same members  
present with the exception of Aldermen Boyce, Rankin and Sweeney.

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Regular Council, April 6, 1976 . . . . . 10

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee  
on Planning and Development  
March 18, 1976

The Council considered this report which contains six  
Clauses identified as follows:

- Cl. 1: Detailed Design Guidelines Parking Areas -  
Temporary or Accessory. Downtown District
- Cl. 2: Central Waterfront Advisory Committee
- Cl. 3: Mount Pleasant Neighbourhood Improvement Program:  
Site Office and Budget
- Cl. 4: Grandview-Woodland Area Planning
- Cl. 5: City-owned Site Bounded by Great Northern Way,  
Carolina Street, 5th Avenue and Fraser Street
- Cl. 6: City-owned Properties Bounded by Heatley, Hawks  
and Malkin Avenues

The Council took action as follows:

In considering this report, Alderman Harcourt advised that  
he was absent from the meeting of the Committee on Civic Business  
and requested that this be recorded. It was so agreed.

Clauses 1, 2, 3, 4 and 6

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in  
Clauses 1, 3, 4 and 6 be approved and Clause 2 be received  
for information.

- CARRIED UNANIMOUSLY

City-owned Site Bounded by Great  
Northern Way, Carolina Street,  
5th Avenue and Fraser (Clause 5)

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in this  
Clause be approved after amendment to recommendation A to read  
as follows:

"A. That City staff, in consultation with local residents  
develop a modest density family housing scheme  
incorporating the existing or alternative playground  
facility for the city-owned lands bounded by Great  
Northern Way, 5th Avenue, Carolina Street and Fraser  
Street, and report back on specific proposals for  
either market or assisted forms of housing."

- CARRIED UNANIMOUSLY

(Underlining denotes  
amendment)

IV. Report of Standing Committee  
on Planning and Development,  
March 25, 1976

Proposed Lane Closure - D.P.A. #72224  
'Marketplace' - 1000 Block Robson  
(Clause 1)

MOVED by Ald. Bowers,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Regular Council, April 6, 1976 . . . . . 11

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee  
on Housing and Environment  
March 25, 1976

The Council considered this report which contains three  
Clauses identified as follows:

- Cl. 1: Upgrading of Hotels: Fire By-law
- Cl. 2: Criteria and Guidelines for Family Housing
- Cl. 3: What Should be Considered as Compact Housing

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clause  
1 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Criteria and Guidelines for  
Family Housing (Clause 2)

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in this  
Clause be approved after substituting the City Manager for the  
Director of Planning where it is shown in recommendations A and B.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee  
on Finance and Administration  
March 25, 1976

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: 1976 Civic Cultural Grants
- Cl. 2: Capital Grant Request from Y.M.C.A.  
for Langara Property
- Cl. 3: Langara LIP Application for Peripheral Fitness  
Circuit
- Cl. 4: Park Board Revenue Budget
- Cl. 5: Artist's Gallery Grant Request

The Council took action as follows:

1976 Civic Cultural Grants  
(Clause 1)

MOVED by Ald. Volrich,

THAT consideration of this Clause be deferred until the next  
meeting of Council.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in  
Clauses 2 and 4 be approved and Clauses 3 and 5 be received  
for information.

- CARRIED UNANIMOUSLY

Regular Council, April 6, 1976 . . . . . 12

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VII. Report of Standing Committee  
on Planning and Development  
March 25, 1976

The Council considered this report which contains two  
Clauses identified as follows:

- Cl. 1: Report of the Central Waterfront Advisory  
Committee
- Cl. 2: Sites for Mini-Motorcycles

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in  
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee  
on Community Services  
March 25, 1976

The Council considered this report which contains four  
Clauses identified as follows:

- Cl. 1: The Faces, 795 Seymour Street
- Cl. 2: Juveniles in The Dance Machine Cabaret
- Cl. 3: 616 Robson Street - License Application
- Cl. 4: Information Centres - Request for  
Financial Assistance

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Marzari,

THAT Clauses 1, 2 and 4 be received for information and the  
recommendation of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

IX. Report of Standing Committee  
on Planning and Development,  
April 1, 1976

Cedar Cottage N.I.P. Appropriation -  
Grandview Community Centre (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,

SECONDED by Ald. Bowers,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

Regular Council, April 6, 1976 . . . . . 13

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (2893 West 41st Avenue)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bird,

THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bird,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Volrich and the Mayor opposed the By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (3584 West 39th and 3583  
West 40th Avenues)

MOVED by Ald. Bowers,  
SECONDED by Ald. Bird,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,  
SECONDED by Ald. Bird,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (S/S 2400 Block West 3rd  
Avenue and S/S 2400 and 2500  
Blocks West 4th Avenue)

MOVED by Ald. Bird,  
SECONDED by Ald. Bowers,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING  
THE ZONING AND DEVELOPMENT BY-LAW (S/S  
2400 Block West 3rd Avenue and S/S 2400  
and 2500 Blocks West 4th Avenue) (cont'd)

MOVED by Ald. Bird,  
SECONDED by Ald. Bowers,

THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was excused from voting on this By-law)

MOTIONS

A. Closing, Stopping Up and Conveying  
(Lane North of 16th Avenue, West  
of Carolina)

MOVED by Ald. Volrich,  
SECONDED by Ald. Bird,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and  
lanes lying within the limits of the City of Vancouver;
- (2) The City has title to that portion of Lot "A", included  
in Explanatory Plan 12800, Block 100, District Lot 301,  
Plant 187, which said portion has been established for  
lane purposes;
- (3) The said portion of said Lot "A" is no longer required  
for lane purposes and is now surplus to the City's  
highway requirements;
- (4) On January 13th, 1976, Council authorized the sale of  
the surplus portion of said Lot "A" lying to the North  
of abutting Lot 7, Plan 187, said Block 100;

THEREFORE BE IT RESOLVED THAT all that portion of that part  
of Lot "A", included in Explanatory Plan 12800, Block 100, District  
Lot 301, lying between the northerly productions of the easterly  
and westerly limits of Lot 7, said Block 100 be closed, stopped  
up and conveyed to the owner of said Lot 7. The same are shown  
outlined red on plan prepared by A. Burhoe, B.C.L.S., dated  
December 10th, 1975, and marginally numbered LF 7494, a print  
of which is hereunto annexed; and

BE IT FURTHER RESOLVED THAT the portion of lane so closed be  
consolidated with the said Lot 7.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes  
(960 East 14th Avenue)

MOVED by Ald. Volrich,  
SECONDED by Ald. Bird,

THAT WHEREAS the registered owner has conveyed to the City  
of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 16, of Subdivision "C", Block  
173, District Lot 264A, Plans 1056 and 1771

(960 East 14th Avenue);

MOTIONS (cont'd)

Allocation of Land for Lane Purposes  
(960 East 14th Avenue ) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes  
(251 and 291 North Renfrew Street)

MOVED by Ald. Volrich,  
SECONDED by Ald. Bird,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 3 feet of Lot 396, Town of Hastings,  
Plan No. 100

(251 and 291 North Renfrew Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes  
(1215 West 7th Avenue)

MOVED by Ald. Volrich,  
SECONDED by Ald. Bird,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 12, Block 293, District Lot  
526, Plan No. 590

(1215 West 7th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

Regular Council, April 6, 1976 . . . . . 16

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy -  
Harbour Park

enquired if the lease had been signed re the Harbour Park property. The Mayor advised that the agreement had not yet been signed as the Director of Planning was examining the development permit which had just been recently received. Upon enquiry, the Mayor advised that no legal date had been set by which the lease must be signed.

- - - - -

The Council adjourned at approximately 6:05 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting of April 6, 1976, adopted after amendment on April 13, 1976.

A. Phillips  
MAYOR

B. J. Little  
CITY CLERK



Manager's Report, April 2, 1976 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Skeena Street from 1st Avenue to 2nd Avenue and 2nd Avenue from Skeena Street to the Trans Canada Highway

The City Engineer reports as follows:

"On May 6, 1975 Council approved the use of the approximately 1.8 acre site situated at 2nd Avenue and Skeena Street as Park. In order to assemble this site, it is necessary that Skeena Street from 1st Avenue to 2nd Avenue and 2nd Avenue from Skeena Street to the Trans Canada Highway be closed. These two portions of street are surplus to the City's highway requirements. The triangular portion of Block 105, at the northeasterly corner of 2nd Avenue and Skeena Street will be included in the park site. The Provincial Government has agreed to lease this portion of Block 105 to the City for park purposes.

I RECOMMEND that Skeena Street from 1st Avenue to 2nd Avenue and 2nd Avenue from Skeena Street to the Trans Canada Highway, the same as shown outlined red on the attached sketch, be closed, stopped up and placed in the care and custody of the Park Board for the duration of the lease from the Provincial Government of the triangular portion of Block 105. Upon the termination of the lease of the portion of Block 105 these closed portions of Skeena Street and 2nd Avenue will again become part of the City's highway system."

The City Manager RECOMMENDS that the foregoing be approved.

2. Charles Tupper School, South Side 23rd Avenue west of Carolina Street, Block M (Explanatory Plan 5545) D.L. 301

The City Engineer reports as follows:

"In the consolidation of the Charles Tupper School site, St. George Street was closed between 23rd and 24th Avenue with the City retaining a 40-foot public utility easement over portion of the closed street to accommodate existing utilities. The agreement stated in part that no buildings were to be erected on any portion of the right-of-way.

The School Board wishes to erect a dust catcher to take care of sawdust from their wood working area. The only effective location for this equipment would be on the easterly side of the building adjacent to former St. George Street. This building would encroach slightly onto the public utility easement.

I RECOMMEND that the agreement between the School Board and the City be amended whereby permission is granted to the School Board for the building encroaching onto the public utility easement, provided the amount of encroachment is satisfactory to the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

3. Spur Track Crossing over Taylor Street North of the Georgia Viaduct

The City Engineer reports as follows:

"The B.C. Hydro Railway has applied to cross Taylor Street with interchange tracks to serve the Company's Carrall Street Distribution Centre. This crossing will replace an existing one and the applicant has agreed to pay all costs.

I RECOMMEND that:

- (a) The application be approved subject to conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services.
- (b) Your Engineer be authorized to sign the application (to the Railway Transport Committee) on behalf of the City, after:
  - (i) the plan has been amended to his satisfaction;
  - (ii) the B.C. Hydro Railway has executed the said Railway Crossing Agreement.

Cont'd . . .

Clause 3 Cont'd

- (c) The Agreement be executed by the Mayor and the City Clerk and the Seal of the City affixed thereto."

The City Manager RECOMMENDS that the foregoing be approved.

4. Flat Rates for property owners' share of completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

For the Local Improvement Projects completed in 1975, flat rates have been derived from contract costs and the costs of work done by City forces, together with an allowance for interest over the construction period and other general charges.

These flat rates have been developed in accordance with the provisions of the Vancouver charter and the Local Improvement Procedure By-law and are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The rates are shown on the List of Projects Completed in 1975, on file in the City Clerk's Office.

I RECOMMEND that the flat rates shown on the above mentioned list of completed projects be approved."

The City Manager RECOMMENDS that the foregoing be approved.

5. Water Booster Pump Installation - 1975 Capital Budget

The City Engineer reports as follows:

"During periods of heavy draws in Delta's Ladner Trunk watermain supplying the City's Burns Bog Landfill Site, insufficient pressure is available for fighting fires that break out in the refuse. To provide adequate fire protection at the landfill, installation of a booster pump in the landfill's water system is required to overcome the pressure loss in the extended water system to the new area of fill.

The estimated cost of this work is \$20,000.

I RECOMMEND that this work be approved and that \$20,000 be appropriated from the 1975 Water Works Capital Account 128/7905, 'Uncompleted Design - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

6. Lane Lighting Lane East Commercial - Williams Street to Charles Street

"On February 27, 1976, Mr. G. Fera of Fera Heating and Air Conditioning Ltd. wrote to the Mayor and City Council requesting that the project for the installation of lane lighting in the lane east of Commercial Drive from Venables Street to Grant Street (Schedule No. 39 - Local Improvement Court of Revision No. 434, October 23, 1975) be installed as soon as possible. This project is one of the ten which involves both commercially and residentially zoned properties on which City Council requested a by-law amendment to change the cost sharing basis. Mr. Fera was contacted by telephone and given an explanation that the project was delayed and had to be resubmitted to a Court of Revision on the new cost sharing basis.

In response to a similar request last year, Council approved the installation of two lights in advance of the local improvement project, on the condition that the applicant deposit a sum equal to the estimated cost of the lights. When the project was approved the money was refunded and the costs were included as part of the project costs.

Cont'd . . .

Clause 6 Cont'd

Mr. Fera has deposited \$400 which is the estimated cost of the lights. So that the two lights may be installed now and the costs made part of the costs of the anticipated project, the following action of Council is required.

I RECOMMEND that Council authorize the installation of two lights in the lane east of Commercial Drive between Williams Street and Charles St. and designate the cost of them to be part of the cost of the anticipated local improvement project."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

7. Local Improvements by "Petition"

The City Manager submits the following reports of the City Engineer and Director of Finance:

"First Step. (City Engineer's report)

Petitions for

- Pavements & Curbs, Local Residential
- Pavements & Curbs, Higher Zones
- Lane Pavements, Higher Zoned
- Lane Pavements, Residential Standard
- P.C. Concrete Sidewalks
- P.C. Concrete Sidewalks on School Collector Streets
- Speed Deterrent Bumps (in lanes)

sufficiently signed by affected property owners have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-Law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements.

The projects are shown on the attached schedule dated March 26, 1976.

Funds for the City's share of these improvements is subject to approval by Council of the 1976 Streets Capital Budget."

"Second Step. (Director of Finance report)

In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated March 26, 1976.

The estimated total cost of these improvements is \$2,727,277 and the City's share of the cost is \$1,634,504.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to approval by Council of the 1976 Streets Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-Law:

Ontario St., 39th Ave. - Lane S. of 39th Ave.  
Penticton St., Turner St. - Georgia St.  
Rupert St., 43rd Ave. - 45th Ave.  
54th Ave., Vivian St. - Dawson St.

Cont'd . . .

Manager's Report, April 2, 1976 . . . . . (WORKS - 4)

Clause 7 Cont'd

- (d) That the projects by petition listed on the attached schedule dated March 26, 1976 be brought before a Court of Revision at 7:30 p.m. on Thursday, May 13, 1976.

8. C.M.H.C. Grants for Waterworks Construction in Champlain Heights

The City Engineer reports as follows:

"Central Mortgage and Housing Corporation announced on February 4, 1976, that the Municipal Infrastructure Program has been expanded to include water supply projects. Under this program either a loan forgiveness or grant is available for water supply projects which opens up land for residential development. A similar grant in the amount of \$120,000 was approved by C.M.H.C. for the City's storm sewers construction for Phase I.

As stated in our previous report on the storm sewer construction, the rates C.M.H.C. offers are higher than those the City is able to obtain (10-3/4% vs 10-1/4%) so a grant rather than loan forgiveness is desirable. The estimated grants for Phase I and II total \$157,000.

I RECOMMEND that approval be given for the City Engineer to submit applications to Central Mortgage and Housing Corporation for forgiveness grants for Champlain Heights Phase I and II watermain construction."

The City Manager RECOMMENDS the above report of the City Engineer be approved.

9. Local Improvements for Lighting Lanes with Both Residential and Other Zoning

The City Engineer reports as follows:

"On 23 October, 1975, Council dealt with a number of local improvement projects, including 64 for Lane Lighting. Of these, 10 were in lanes where some of the abutting properties are commercial and some residential. One of the residential owners on one of these lanes appeared, appealing against being assessed for the lighting of the lane. Council deferred decision on these commercial/residential lanes pending a staff report.

On November 25, 1975, Council considered that staff report and resolved that where the property abutting a Lane Lighting project includes both:

(a) Properties zoned for residential (one and two family) use, and

(b) Properties zoned for multiple dwelling, business or industrial uses,

the share which would otherwise fall on the residential properties should be added to the share borne by the others.

Council instructed the Director of Legal Services to prepare an amendment to the Local Improvement Procedure By-law to implement this decision. This has been done and the amending By-law will be before Council later this day.

Prior to November 25, 1975, the basis for cost sharing was as follows:

1. The commercial property owner's rate amounted to 100% of the average cost per foot of abutting property (estimated 90¢ per foot of assessable abutting property).
2. The residential property owner's rate amounted to 50% of the average cost per foot because only 50% of lights would be required to light a residential lane (estimated 45¢ per foot of assessable abutting property).
3. City's share amounted to the average cost per foot of abutting property for all exempt property (such as schools, parks etc.) and non-assessable property (such as flankage relief and allowance for irregularly shaped property) plus 50% of the average cost per foot of abutting property for all assessable residential property for the additional lighting in excess of the lighting needed for a residential lane.

Cont'd . . . . .

Clause 9 Cont'd

The basis of cost sharing approved on November 25, 1975 is as follows:

1. The commercial property owner's rate amounts to 100% of the average cost per foot of abutting property plus a rate sufficient to recover the residential property owner's share from assessable footage of commercial property. This rate will vary on each project because the ratio of assessable residential property and assessable commercial property is different on each project. For the ten projects from the October 1975 Court of Revision the revised commercial rate ranges from \$1.00 to \$1.35 per foot.
2. The residential property owner's share is eliminated.
3. The City's share was unchanged.

Note all the rates are the single cash payment rate not the annual (10 year term) rates.

DISCUSSION

Council has approved a revised cost sharing formula but before the by-law implementing that change is passed, some additional discussion and another alternative is submitted for Council's consideration.

As noted above, there were a total of 64 lane lighting projects for last year. The total projects for one year are considered together to ensure that all properties in the appropriate zoning category are charged the same cost (90¢ per abutting foot for commercial and 45¢ per abutting foot for single and two family residential for the above projects). With Council's decision on November 25, 1975, the commercial property in 10 of the 64 projects will have their rates increased as much as 50% because they will be absorbing the residential share. These commercial property owners will be made aware of this increase for the first time when new notices are sent out after the above amending by-law is passed. There may be no objections, but if there are, they will not be heard until after the by-law has been amended and the projects have been re-advanced on the new cost sharing basis.

The following alternative which has not been discussed previously, is offered for Council's consideration. In the cost sharing formulae for other types of improvements, the share which would otherwise fall on exempt properties and the relief given to flanking and oddly shaped lots are borne by the City-at-large. This is done so that the charge to any owner depends only on the size and zoning of his property, not on what other properties may be in the project with his. In the circumstances, if Council feels the residential owners would not be benefited by the lighting of such lanes, they may wish to consider having the cost of this exemption borne by the City-at-large. In the 10 projects under review in this report the additional cost to the City would be about \$2,275. On the number of projects we hope to do over the next five years, the additional cost to the City would total perhaps \$40,000.

In reconsidering the above 10 projects it is difficult to conclude that the residential property owners obtain no benefit at all from the lane lighting. The lighting in the lane would provide some degree of benefit with respect to safety, convenience and crime deterrent. If this is no benefit at all then, as and when in the future, residential lanes are to be lighted either by City initiative or by request of the home owners, there would appear to be a basic argument that because there is no benefit, all the lighting should be at City expense.

The foregoing discussion and alternative is set out to allow Council to review this matter before dealing with the amending by-law which will be before Council later this day.

ALTERNATIVES

The alternatives are:

- A. Exempt the residential owners and transfer their share to the multiple-dwelling; commercial and industrial owners. (the 25 November decision). Advance new projects on the Initiative Principle for the 10 lanes.
- B. Exempt the residential owners but have their share borne by the City-at-large. (further alternative described in this report).

Manager's Report, April 2, 1976 . . . . . (WORKS - 6)

Clause 9 Cont'd

- C. Have residential owners pay a residential rate approximately one-half of the multiple-dwelling commercial and industrial rate (revert to the cost sharing basis prior to 25 November).

The formal procedural steps to implement each of these are set out in an attachment to this report."

The City Manager RECOMMENDS Council revert to Alternative C.

FOR COUNCIL ACTION SEE PAGE(S) 553-4

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Cedar Cottage N.I.P. Appropriation: Tree Planting on Commercial Drive from East 15th Avenue to Broadway.

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is to improve the appearance and living environment of the area. In this regard it has been proposed to plant trees on Commercial Drive from East 15th Avenue to Broadway. Parks Board and Engineering Department staff have estimated the cost at \$10,000.00. C.M.H.C. has approved this proposal with the funds being provided from the Recreation Account.

The Director of Planning recommends:

That Council approve the appropriation of \$10,000.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for tree planting on Commercial Drive from East 15th Avenue to Broadway. Cost would be shared as follows:

C.M.H.C.	-	\$5,000
Province	-	\$2,500
City	-	\$2,500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Neighbourhood Improvement Program:  
Kitsilano Appropriation of Funds

The Director of Planning reports as follows:

"On February 18, 1975, the Kitsilano Citizens Planning Committee and City staff from the Kitsilano Planning Office received an application from the St. James Day Care Centre for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

St. James Daycare Centre opened in November of 1970 and is housed in a basement room of St. James United Church. It is a non-profit centre operated by a volunteer church-community-parent board. It presently serves 27 three to five year old children from the Kitsilano area. Due to limits on funding and rising costs, the centre has not been able to carry on with the replacement and upkeep of equipment needed for the proper and efficient operation of the centre. Therefore the St. James Day Care Centre requested NIP funds to purchase the equipment needed. (Attached as Appendix A). The total estimated cost for this equipment is \$2,384.00 (Appendix B)

St. James Daycare does not have a lease with the church. However, the St. James Church has given its assurances that the Daycare can continue to use the facilities for "as long as possible". (Appendix C)

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommended approval. Central Mortgage and Housing Corporation has also been informed and concurred with this request."

It is therefore RECOMMENDED that:

"City Council approve the expenditure of up to \$2,384 (two thousand, three hundred and eighty four dollars) from the Kitsilano Neighbourhood Improvement Program budget (social facilities category) for the purpose of purchasing equipment for the St. James Daycare Centre. (\$596 City, \$596 Province, \$1,192 Federal)."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

RECOMMENDATION

- 3. Rezoning Application: 636 West 10th Avenue. South Side  
West 10th Ave. between Ash and Heather Streets.

The Director of Planning reports as follows:

"An application has been received by the Director of Planning from Mr. Donald Thomson on behalf of the Cancer Control Agency of British Columbia whereby Lot 7, Block 379, DL526 be rezoned from (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'making the zoning uniform for the property of the Cancer Control Agency of British Columbia. The lot referred to was excluded from the original (CD-1) designation because, at the time of approval in June 1969, it was privately owned. It has since been acquired by the B.C. Cancer Institute of which the Cancer Control Agency is a successor body and the (RM-3) zoning designation is now inappropriate.'

HISTORY

At a Public Hearing held on June 26, 1969 Council considered an application received from the Vancouver General Hospital, British Columbia Cancer Institute, New Children's Hospital, Provincial Health Buildings, including Willow Chest Clinic, Canadian Arthritis and Rheumatism Society to rezone the area generally bounded by 10th Avenue and the lane north of 10th Avenue on the north, on the east by Heather and Ash Streets, on the south by 12th and 13th Avenues and the lane south of 13th Avenue and on the west by Oak, Laurel and Willow Streets (See Appendix A) from (RT-2) Two-Family Dwelling District and (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District for the purpose of developing hospital and customarily ancillary uses.

SITE DESCRIPTION

The site, Lot 7, is located on the south side of West 10th Avenue between Ash and Heather Streets. The site has a frontage of 50 feet and a depth of 125 feet for a total site area of 6,250 square feet and is zoned (RM-3) Multiple Dwelling District. Lot 7 is presently undeveloped, however, a development permit was approved on July 28, 1975 for a public parking area ancillary to the development at 2656 Heather Street which consists of four portable office units to be used in conjunction with the B.C. Cancer Institute.

Lots 6, 8 and A of 9 and 10 are zoned (CD-1) Comprehensive Development District and are presently undeveloped. A development permit application for parking areas on Lots 6, 8 and A of 9 and 10 was approved by the Director of Planning on February 18, 1976 subject to acquiring approval for vehicular crossings to the site and approval of landscaping. Lot B of 9 and 10, 2615 Ash Street, is zoned (RM-3) Multiple Dwelling District and is developed with a 2½-storey plus basement multiple conversion dwelling containing a total of three dwelling units and three housekeeping units. The property is 62 feet by 100 feet for a total site area of 6,200 square feet.



Clause No. 3 Continued.

The land to the north is zoned (C-3A) Commercial District and is developed commercially. The lands to the east are zoned (RT-2) Two-Family Dwelling District and are developed with the King Edward Annex, the Provincial Government Building and a parking lot. The lands to the west and south of the site are zoned (CD-1) Comprehensive Development District for Hospital and ancillary uses and are developed with a parking lot and the Banfield Pavilion to the south and the B.C. Cancer Institute to the west.

ANALYSIS

Both Lot 7 and Lot B of 9 and 10 were not rezoned in June 1969 from (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District as they were both privately owned and the owners made a presentation to Council at the Public Hearing asking that their lots be excluded from the proposed rezoning. Lot 7 has now been acquired by the applicant.

Miss Groconda Andruss, the owner of the multiple conversion dwelling at 2615 Ash Street (Lot B of 9 and 10), was asked by the Planning Department whether or not she would want her property to be included in the application to rezone to (CD-1) Comprehensive Development District. She stated that she does not want her property rezoned from (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District as she has lived there since 1936 and has no intention of selling her property or moving. In view of Miss Andruss' request, the Director of Planning is of the opinion that Lot B of 9 and 10, Block 379, D.L. 526 not be rezoned at this time to (CD-1) Comprehensive Development District but remain zoned as a Multiple Dwelling District.

The Director of Planning recommends that the application to rezone Lot 7, Block 379, D.L. 526 to (CD-1) Comprehensive Development District be approved for Hospital and customarily ancillary uses, subject to the same conditions of development as for the Vancouver General Hospital approved by Council on June 26, 1969.

The Vancouver City Planning Commission when considering the application at its meeting on January 7, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application be referred to a Public Hearing.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CONSIDERATION

4. Standard Oil Company of British Columbia Ltd. - Application to Convert to Self-Serve Gasoline Station at 2902 Grandview Highway.

The Director of Planning reports as follows:

"The City Clerk has received a letter from Standard Oil Company of British Columbia Ltd. (see Appendix I) requesting that their gasoline station at 2902 Grandview Highway at Renfrew Street be permitted to convert to self-service in lieu of the existing self-serve gasoline station at 4102 Fraser Street at 25th Avenue.

The Standard Oil Company of British Columbia Ltd. has 17 of the 70 or 24.3% of their gasoline stations in the City as self-service. It is now proposed to terminate the existing self-serve gasoline station at 4102 Fraser Street at 25th Avenue and transfer the existing licence to 2902 Grandview Highway at Renfrew. The number of Standard Oil Company self-serve gasoline stations would remain unchanged. This exceeds the City Council's limitation of 15%.

If this conversion is allowed, 2902 Grandview Highway at Renfrew Street should be added to, and 4102 Fraser Street at 25th Avenue should be deleted from the list of permitted self-serve gasoline station locations in Schedule B of the Licence By-law controlling self-serve gasoline stations. "

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

5. Illegal Basement Suite: 852 East 63rd Avenue.

An application has been received from Hazur Singh Sumra under the Hardship Policy, requesting that enforcement action be withheld with respect to the retention of an illegal basement suite in the above building.

The Director of Permits and Licenses reports as follows:

"Our Inspection Services report that the basement of the above building contains a housekeeping unit consisting of a living room and two bedrooms and having the use of a three-piece bathroom, a sink and cooking facilities in the open area of the basement. This unit is occupied by the applicant and his wife, along with seven dependents, ranging from 6 to 19 years of age. The application has been considered by the Hardship Committee where it was found that the applicant would appear to qualify as a financial hardship.

The Medical Health Officer advises that the unit is overcrowded and potentially detrimental to the health of the occupants. In view of the above, the Medical Health Officer therefore recommends that the application be refused."

The City Manager submits the report of the Director of Permits and Licenses for CONSIDERATION.

CONSIDERATION6. Lease of City Property for the Nanook Day Care Centre in China Creek Park.

The Director of Legal Services reports as follows:

"By way of lease dated April 23, 1974, the City leased to the Provincial Government the Nanook Day Care Centre site in China Creek Park at 10th Avenue west of Clark Drive (Lot 17 to 20, Subdivision "D", Block 159, District Lot 264A) for a term of two years. On November 18, 1975, Council resolved that the lease to the Provincial Government of this day care centre site together with several other day care centre sites be renewed for an additional two years and the legal department was instructed by the Property and Insurance Division to prepare the necessary lease. Subsequent to the preparation of that lease and the forwarding of same to the Provincial Government, the Park Board has indicated that it does not wish the City to become involved in the leasing of this Park property to the Provincial Government for day care purposes.

The sentiments of the Board of Parks and Recreation on this matter are set out in a letter dated March 11, 1976, to our Law Department written by Mr. Larry Foster, the Park Board Director of Planning. The substance of Mr. Foster's letter is as follows:

'...this is to advise that the Park Board at its meeting of March 8, 1976 resolved:

"That the China Creek Park Day Care Centre be withdrawn from the City master lease."

The Board wishes to execute any further lease negotiations directly with the Department of Human Resources where public park lands are involved. As such, the City lease which includes the subject site will remain in effect only until April 22, 1976.'

You will note that the resolution of the Park Board dated March 8, 1976, and the earlier resolution of Council dated November 18, 1975, are in conflict. The Director of Legal Services feels that he should refrain from completing the leasing arrangements for this day care centre site until such time as Council turns its mind to which of the conflicting instructions is to prevail. It should be noted that it is a simple matter to delete this day care centre site from the agreement now in Victoria for signature so that the leasing of all of the other day care centre sites can go forward. Then upon Council determining this matter one way or the other, the Nanook Day Care Centre site can simply be put back into the master lease by way of a simple amendment or remain omitted from that lease. This is mentioned in order that Council may be aware that delay to further investigate this matter will not disrupt the leasing arrangements for the other day care centre sites."

The City Manager submits this report for the CONSIDERATION of Council.

RECOMMENDATION7. Neighbourhood Improvement Program: Kitsilano Appropriation of Funds.

The Director of Planning reports as follows:

"On February 4, 1976, the Kitsilano Citizens Planning Committee and City staff from the Kitsilano Planning Office received an application from the NIP Daycare Sub-Committee for a grant from the Neighbourhood Improvement Program budget for Kitsilano (Appendix A).

The NIP Daycare Sub-Committee was established early in the NIP program in Kitsilano in order to screen applications for NIP funds from individual day-cares, to make sure these applications reflected the intent of NIP and to keep the Kitsilano Citizens Planning Committee informed of the activities and changing requirements of day cares in Kitsilano. This sub-committee is comprised of representatives from 21 child care groups in Kitsilano and a liaison person from the Kitsilano Planning Committee (See Appendix A).

As this Sub-Committee reviewed applications for NIP funds, it became obvious that there was a strong need for certain specialized books which should be available through the child care centres. These books would help young parents and prospective parents learn how to better care for their children and how to better understand and cope with the emotions and problems which arise while caring for children. Books are also needed which would help the children to better understand themselves and others. The Sub-Committee felt the best way to meet this need would be to provide a collection of books which would be distributed throughout the child care centers with some or all of the books being rotated throughout the centers every couple of months or so.

Regular library funds do not allow for the funneling of funds into special categories of books to favour one segment of the community. However, a specific need has been identified and it appears that the Neighbourhood Improvement Program provides the best means of meeting this need. It has been estimated that approximately \$4,000 is required to adequately supply the books needed.

The Kitsilano Branch Library has agreed to be responsible for the purchase, distribution, and maintenance of these books. The Library Board approved the Library's co-operation with the final decision on book selection resting with Library staff in a manner similar to the policy followed with the Association of Professional Engineers, wherein a grant is made available to the library for the purchase and maintenance of selected books for the use of the Association and the entire community. (Appendix C). It is intended that the books would be selected by a committee representative of concerned groups in the community, with representation from the Branch Library. (as noted in Appendix B).

There is a great deal of community support for this project. The Kitsilano Planning Committee and the Area Planning Staff reviewed this proposal and recommended approval. C.M.H.C. has also been informed and have concurred with this proposal.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to \$4,000 (four thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget (social facilities category) for the purpose of purchasing books of use and interest to parents and children to be distributed throughout child care centers in Kitsilano and managed by the Kitsilano Branch Library. The cost breakdown is \$1,000 City, \$1,000 Province, \$2,000 Federal."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

8. Rezoning Application - 645 West Broadway, north side of West Broadway between Ash and Heather Streets.

The Director of Planning reports as follows:

"An application has been received from Mr. Robertson on behalf of the Vancouver Neurological Centre requesting an amendment to the Zoning and Development By-law No. 3575 whereby Lots 15 & 16 Blk. 339, DL 526 be rezoned from (C-3A) Commercial District to (CD-1) Comprehensive Development District for the purpose of:

'Permitting the construction of a new building for the Vancouver Neurological Centre.'

SITE DESCRIPTION

The site is located on the north side of the 600 Block of West Broadway between Ash and Heather Streets (See Appendix A) and has a frontage of 100 feet and a depth of 115.94 feet for a total site area of 11,594 square feet. Lot 15 is presently occupied by a one-storey plus basement office building and Lot 16 is presently used as a gravelled parking lot by the Vancouver Neurological Centre. The lands surrounding the site are zoned (C-3A) Commercial District. To the west are one and two-storey retail and office developments and the lands to the east and north are developed as gravelled parking lots.

PROPOSED DEVELOPMENT

The drawings forming part of the application indicate a five-storey tower raised one storey above a one-storey podium to an overall height of 108 feet from West Broadway. The five storeys in the tower are proposed for offices, the one-storey podium is used for retail stores and these are separated by an open plaza. A roof garden is provided as well as three levels of underground parking for 84 cars.

CALCULATIONS (as submitted by the applicant)

Site Area:	11,594 square feet
Floor Area:	43,705 square feet
Floor Space Ratio:	3.74

Under the (C-3A) Commercial District Schedule the floor space ratio outright shall not exceed 1.0 and may be relaxed by the Development Permit Board not to exceed 3.0 having due regard to the amount of open space, views, plazas, pedestrian needs and interests, the height and bulk of the building and its location in relation to the site and surrounding streets and buildings, the effect on traffic, its overall design, preservation of the character and general amenity desired for the Broadway and South Granville areas as contained in the Central Broadway Guidelines.

Clause No. 8 Continued.

HISTORY

The Director of Planning made an application to establish a new district to be known as (C-3A) Commercial District and to rezone the area generally bounded by both sides of Broadway between Vine Street and Albert Street; both sides of Granville Street from the Bridge ramps to West 16th Avenue; and four extensions, North of Broadway, generally at Main Street, West side of Cambie Street, West side of Granville Street to Burrard Street and the south side of West 8th Avenue on November 15, 1974. The site under the current application and the immediate surrounding lands were proposed to be rezoned from (C-2) Commercial District on West 8th and from (C-3) Commercial District on Broadway to (C-3A) Commercial District. A Public Hearing was held on March 13, 1975 at which time Council adjourned to allow residents and businessmen time to study the implications.

The adjourned Public Hearing was reconvened on May 27, 1975 and the application was approved by Council. The amending By-Law was enacted by Council on June 24, 1975.

Development Permit Application No. 71481 was applied for on September 15, 1975 to erect the proposed development at a floor space ratio of 3.74. The Development Permit Application was refused as the proposed development did not comply with the floor space ratio provision of the (C-3A) Commercial District Schedule.

On November 21, 1975 Appeal No. 20354 was filed by Ken Falk of William Graham Consultants on behalf of the Vancouver Neurological Centre requesting the relaxation of Section 1, Subsection H (2) (b) of the (C-3A) Commercial District to a floor space ratio of 3.80. The Appeal was disallowed by the Board of Variance on December 3, 1975.

The rezoning application was then applied for on December 18, 1975 together with a statement of rationale attached as Appendix B.

ANALYSIS

The Urban Design Panel considered the application at its meeting of March 18, 1976.

'The Panel found it difficult to comment on this proposal for lack of two major inputs:

- 1) A statement from the Central Broadway Study Group as to where this proposal meets or conflicts with the Central Broadway Guidelines.
- 2) More information is needed as to how this proposal and the adjoining Romses-Kwan project relate to one another.

In commenting on the design as shown in the plans and the perspective drawing, the Panel is not favourably impressed and feels that the massing and proportions appear awkward and not complementary to the adjoining proposal immediately to the east.

RECOMMENDATION: That the above be received as a progress report and that the Planning Department be asked for a clear statement as to how this proposal meets or conflicts with the Central Broadway Guidelines and that the applicant be advised of the Panel's comments and criticisms.'

Clause No. 8 Continued.

5

The Planning Department has received two development permit applications on West Broadway for developments at a floor space ratio greater than 3.0. The two are: 795 West Broadway which was refused as it exceeded the floor space ratio of 3.0 and; 601 West Broadway (Romses-Kwan project immediately east and north of the site) which was approved subject to several prior to conditions one of which is that the floor space ratio shall not exceed 3.0.

The proposed development does not conform with the City's objectives for Central Broadway as set out in the (C-3A) Commercial District Schedule and the Urban Design Guidelines for the Fairview sub-area as described below:

A) Fairview Sub-Area; (3.5) Height Restrictions

New development in the blocks between 6th and 10th, Heather to Cambie should not obstruct views of City Hall from the downtown and bridges crossing False Creek. Roof elevations should not exceed the city elevation of 250 feet.

<u>Maximum Height Proposed</u>	<u>Urban Design Guidelines</u>
108 feet (8 storeys)	70'; 6 storey maximum

- B) Shade effect on residential development immediately north of the site across the lane (proposed by Romses & Kwan). These residential units would be considerably affected by the bulk and height and the office tower above the 70 foot limit, particularly as a considerable part of the building's bulk is concentrated near to the rear property line.
- C) The lack of relationship and continuity of form between this development and its neighbours. Roof parapet heights of the ground level retail development fronting on Broadway do not relate to either the existing London Drugs building to the west or to the proposed office/commercial development planned immediately to the east.

The architectural form and facade expression, namely a solid concrete shell with punched out window openings, bears little relationship to the predominant glass and aluminum curtain wall construction of the adjacent development to the east.

The proposed rezoning, if approved, would create an isolated (CD-1) Comprehensive Development District at a higher bulk and floor space ratio than permitted under the (C-3A) Commercial District.

There is no justification for the creation of an isolated (CD-1) Comprehensive Development District with a larger floor space ratio than permitted by the (C-3A) Commercial District Schedule.

The Vancouver City Planning Commission when considering the application at its meeting of March 3, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION THIS DAY: Mr. T. Manrell, Vancouver Neurological Centre.  
Mr. D. Jenkins, William Graham Consultants.

RECOMMENDATION

9. 830 Campbell Avenue - Development Permit Application #72975  
Senior Citizens' Housing Development.

The Director of Planning reports as follows:

"Development Permit Application #72975 has been filed by Hin-Fong Yip, Architect, on behalf of the Vancouver Chinatown Housing Society, to construct a 3-storey, 68-dwelling unit Senior Citizens' apartment building on this site (City-owned land).

The site is located on the east side of Campbell Avenue between Union Street and Prior Street.

City Council, on August 15, 1975, approved the sale of this land to the Vancouver Chinatown Housing Society, subject to conditions, one of which was:

'That the Society makes the necessary rezoning application and obtains rezoning for CD-1 to permit senior citizens' housing and personal care home, with a maximum floor space ratio of 0.75.'

The development permit application has now been processed and the development as proposed would comply with the existing RM-3 Multiple Dwelling District Schedule. The floor space ratio proposed would be 0.882 (considerably less than the maximum which could be permitted on this site according to the RM-3 District Schedule). It is considered that the development as proposed would be suitable in this area and, in order to expedite the issuance of this development permit, it could be dealt with under the existing zoning without the necessity of first rezoning the site to CD-1.

The Director of Planning, after receiving advice from the Development Permit Staff Committee, has approved this Development Permit Application for the construction of a senior citizens' apartment building on this site containing 68 dwelling units, subject to several conditions, including that prior to the issuance of the development permit, it be recommended to City Council that Council's previous resolution of August 15, 1975, be amended to permit the issuance of this development permit under the existing RM-3 District Schedule with a maximum floor space ratio of 0.882 as proposed, prior to the site being rezoned to CD-1.

It is recommended that the Council resolution of August 15, 1975 be amended to read:

That Development Permit Application #72975 be issued under the existing RM-3 District Schedule with a maximum floor space ratio of 0.882, prior to the site being rezoned to CD-1."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554-5



Manager's Report, April 2, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) January 1976

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of January 1976.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JANUARY 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
January						
2	Bank of British Columbia	Jan 12/76	\$ 1,253,157.53	\$ 1,250,000.00	10	9.22
6	Mercantile Bank of Canada	Mar 31/76	1,022,356.16	1,000,000.00	85	9.60
7	Banque Canadienne Nationale	Apr 1/76	1,500,000.00	1,467,533.40	85	9.50
12	Royal Bank of Canada	Apr 15/76	1,536,698.63	1,500,000.00	94	9.50
13	Mercantile Bank of Canada	Apr 15/76	1,023,695.89	1,000,000.00	93	9.30
14	Royal Bank of Canada	May 14/76	2,061,328.77	2,000,000.00	121	9.25
15	Royal Bank of Canada	Jun 15/76	1,038,728.77	1,000,000.00	152	9.30
	Royal Bank of Canada	Jul 15/76	1,046,372.60	1,000,000.00	182	9.30
16	Royal Bank of Canada	Apr 15/76	2,557,020.55	2,500,000.00	90	9.25
	Canadian Imperial Bank of Commerce	Apr 30/76	1,539,914.38	1,500,000.00	105	9.25
20	Bank of British Columbia	Apr 15/76	766,363.56	750,000.00	86	9.26
21	Provincial Bank of Canada	May 14/76	1,000,000.00	972,024.00	114	9.215
22	Royal Bank of Canada	May 17/76	1,029,397.26	1,000,000.00	116	9.25
26	Mercantile Bank of Canada	May 14/76	1,027,473.97	1,000,000.00	109	9.20
	Mercantile Bank of Canada	May 14/76	1,027,473.97	1,000,000.00	109	9.20
27	Mercantile Bank of Canada	Jun 15/76	1,552,931.51	1,500,000.00	140	9.20
28	Bank of Nova Scotia	Jun 15/76	1,294,032.53	1,250,000.00	139	9.25
29	Royal Bank of Canada	Jun 15/76	2,586,013.70	2,500,000.00	138	9.10
30	Greater Vancouver Sewerage & Drainage District	Feb 20/76	998,081.69	992,997.00	21	8.90
			<u>\$25,861,041.47</u>	<u>\$25,182,554.40</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
<u>Debentures</u>							
January							
19	City of Van. 10.0%	Dec 16/94	\$50,000.00	94.75	\$47,375.00	19/11	10.65
29	City of Van. 6.0%	Jun 15/80	1,000.00	88.375	883.75	4/5	9.28
			<u>\$51,000.00</u>		<u>\$48,258.75</u>		

Manager's Report, April 2, 1976 . . . . . (FINANCE - 2)

Clause #1 continued:

3. CEMETERY PERPETUAL CARE FUND (PURCHASES)

ate	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
	<u>Debentures</u>						
January							
3	City of Van. 5.5%	Mar 1/77	\$1,000.00	96.25	\$ 962.50	1/1	9.15
	City of Van. 5.5%	Nov 15/79	2,000.00	88.15	1,763.00	3/11	9.25
	City of Van. 6.0%	Jun 15/80	1,000.00	88.375	883.75	4/6	9.30
			<u>\$4,000.00</u>		<u>\$3,609.25</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT JANUARY 31, 1976

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts & Government Notes ."	<u>\$49,297,577.37</u>	<u>\$48,069,198.60</u>

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for January 1976 be approved.

INFORMATION

2. Tender Awards

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

- Policemen's and Firemen's Shirts
- Policemen's and Firemen's Oxfords and Boots
- Street Lighting Steel Mast Arms
- Supply and Delivery of Meters for Waterworks Services

Copies of the Details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION."

RECOMMENDATION

- 3. Lot 1, Block 2, N/W1/4 Section 24 T.H.S.L., Plan 15707  
Situatd: S/E Corner of Venables & Renfrew Streets.  
Residences for Senior Citizens

The Director of Legal Services reports as follows:

"On December 10, 1974 City Council approved the sale of Lot 1, Block 2, N/W 1/4 Section 24 T.H.S.L., Plan 15707, to the Provincial Government with the condition that the site be used for senior citizens housing.

On February 20, 1975 the site was sold to the Provincial Government and the City registered against the Provincial title an option to repurchase the property. The option is so framed

Clause #3 continued:

that the City agreed to refrain from exercising the option only until February 20, 1976 at which time the City could exercise the option if construction had not advanced to the point of completing the foundation walls. Subsequent to the option to repurchase the City also registered against the Provincial title a municipal covenant restricting use of the property solely for housing of the elderly who qualify for assistance.

The project is to be built and operated by the B. C. Housing Foundation. It was originally contemplated that the Provincial Government lease the property to the B. C. Housing Foundation. However, the Provincial Government is now going to sell the property to the B. C. Housing Foundation. The difficulty arises because in the Province selling to the Housing Foundation, the City's option and municipal covenant remain registered against the property and because the Provincial Government wishes also to retain in its favour an option to repurchase to ensure development in much the same way as the City has retained its own option. The Provincial Government also wishes to place a similar covenant against the property in the same way that the City has to ensure that it is used only for housing elderly people. Of course, the Provincial option has little value when it is registered subsequent to the City's option and for this reason, the Provincial Government has suggested some modification of the City's rights which would little prejudice the City but would much enhance the Provincial position.

The solicitor for the Provincial Government has proposed that the City's option be modified so that the City will not exercise same unless construction has not commenced as of June 1, 1977 (here it should be noted that at the request of the Provincial Government and the Housing Foundation City Council on February 10, 1976 has already resolved that the City refrain from exercising its option until December 31, 1976). The Province also proposes that the existing municipal covenant in favour of the City be discharged and replaced with a similar covenant in favour of both the City and the Province. The proposed modifications do little other than delay exercise of the City's option. However, the Provincial Government is also wishing that the City's option be made subject to the proposed C.M.H.C. construction financing mortgage. Of course, C.M.H.C. would not advance any money unless its mortgage is prior to the City's option.

Accordingly it is recommended that:

- (1) the City's option to repurchase be amended so that the City shall refrain from exercising the option until June 1, 1977;
- (2) the existing municipal covenant in favour of the City be discharged and replaced with a similar covenant in favour of the Provincial Government and the City to ensure that the property is used only for housing of the elderly, such covenant otherwise to be to the satisfaction of the Director of Legal Services;
- (3) the proposed C.M.H.C. financing mortgage be advanced ahead of the modified option in favour of the City."

The City Manager RECOMMENDS that the foregoing recommendations be approved.

4. False Creek Development - Area 6 -  
Easement Requirements

The Director of Legal Services reports as follows:-

"Four of the enclaves in Area 6 will be served by single underground parking facilities. By reason of the location of the exits and entrances to these parking facilities some of the lessees of the lots within the enclaves will require rights of access through adjoining lots. In addition some of the lessees will require rights of access over adjoining lots in the event of fire or other emergency. Following are the lessees and properties involved:

(1) Enclave No. 1 - Lots 1 and 2

The entry to the underground parking facility serving this enclave is on Lot 1 and the exit is on Lot 2. Lot 1 is being leased by the City to Frank Stanzl Construction Ltd. and Lot 2 is being leased to Kiwanis Club of Uptown Vancouver. Each of the lessees will require an easement through the property of the other. To comply with the requirements of the Building Department the Kiwanis Club must obtain an easement over Lot 1 as a means of escaping from Lot 2 in the event of fire or other emergency.

(2) Enclave No. 2 - Lots 3, 4 and 5

The entry and exit to the underground parking facility serving this enclave is located on Lot 5. Lot 3 is being leased by the City to The Bertha O. Clarke Society and Lots 4 and 5 are being leased to Frank Stanzl Construction Ltd. The Society will require an easement over Lots 4 and 5 and the Company will require an easement over Lot 5.

(3) Enclave No. 3 - Lots 7 and 8

The entry and exit to the underground parking facility serving this enclave is located on Lot 7. Lot 7 is being leased by the City to Frank Stanzl Construction Ltd. and Lot 8 is being leased to the Creek Village Building Co-Operative Association. The Association will require an easement through Lot 7.

(4) Enclave No. 7 - Lots 25, 26 and 27

The entry to the underground parking facility serving this enclave is on Lot 27 and the exit is on Lot 26. Lots 25, 26 and 27 are being leased by the City to Frank Stanzl Construction Ltd., the Lower Mainland Society for Residences for Physically Handicapped and the University Non-Profit Building Society respectively. The lessees of Lots 26 and 27 will require easements through the property of the other. To comply with the requirements of the Building Department the Society for the Physically Handicapped must obtain an easement over Lot 25 as a means of escaping from Lot 26 in the event of a fire or other emergency.

To ensure that the easements will not terminate during the terms of the leases it is advisable to have the easements granted to the City for itself and its lessees. Under these easements the City would assume a share of the cost of maintenance, insurance and similar operating expenses and the City would require the lessees to reimburse to it such costs under the terms of their respective leases.

Clause #4 continued:

It is recommended that the City enter into easements with The Bertha O. Clarke Society, Frank Stanzl Construction Ltd., Kiwanis Club of Uptown Vancouver, Creek Village Building Co-Operative Association, The Lower Mainland Society for Residences for the Physically Handicapped and the University Non-Profit Building Society respectively as required under items 1 to 4 above, such easements to be satisfactory to the Director of Legal Services.

In anticipation of the commencement of Phase II of the False Creek Development it is further recommended that the City enter into such easements and agreements with the developers of this phase in respect of underground parking facility access, emergency exits and similar purposes as the Director of Legal Services may deem advisable from time to time and in the best interests of the City, such easements and agreements to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

5. 1976 Basic Capital Budgets -  
Sewers and Water Works

The City Engineer and Director of Finance report as follows:

"City Engineer

Council on 16 September, 1975 approved in principle 1976-80 Five-Year Programs of \$29,133,000 for Sewers and \$12,900,000 for Water Works. These programs had been prepared and reviewed as parts of the overall Capital Program but, under the Charter, were not presented in the 8 October, 1975 Plebiscite. Specific approval and borrowing authority were to be dealt with each year in the Capital Budgeting process.

Capital Budgets for the calendar year 1976 have been prepared for these two programs. These are summarized on the attached table and the projects and items are listed in the '1976 Basic Capital Budgets-Projects Detail' distributed to the Members of Council. Some of the projects are specific and approval of this report will be authority to proceed with these. Others are less specific and it is noted in the Project Detail that specific items will be advanced for approval from time to time in accordance with prescribed procedures.

Director of Finance

I have reviewed the City Engineer's submissions and they are in general accord with the Five-year programs on which they are based.

Borrowing for Sewers and Water Works does not require voter approval and so is not affected by defeat of the October plebiscite. Even if an on-going policy of pay-as-you-go capital financing is adopted, continuing to finance Sewers and Water Works from borrowing, at least for a period of years, will ease the transition. The 1976 pay-as-you-go Capital program approved by Council assumed continuing borrowing for Sewers and Water Works.

As indicated on the attached table, these budgets draw the last of the 1971-75 Sewer Program and the first parts of the two 1976-80 Programs. Borrowing authority for the former has already been given, as noted.

RECOMMENDATIONS

We RECOMMEND that the 1976 Basic Capital Programs for Sewers and Water Works amounting to \$6,650,000 and \$3,269,000, respectively, be approved, subject to specific items being advanced for later approval as noted in the Project Detail; and that borrowing authority be given for the portions of these programs drawn from the 1976-80 Capital Plan."

The City Manager RECOMMENDS that the above report of the City Engineer and the Director of Finance be approved.

6. A. Restrictive Covenant Block 110, District Lot 541,  
Plan 15271 known as 1300 Block Burrard Street
  - B. Delegation Authority to Execute Restrictive  
Covenants
- 

The Director of Legal Services reports as follows:

"Daon Development Corporation has made application to develop the above property and to subdivide the property into two lots. It has been agreed by the Development Permit Board that the permit be issued if a restrictive covenant is filed in the Land Registry pursuant to Sec. 24A of the Land Registry Act that both of the newly created lots be developed as though they had not been subdivided and in accordance with the plans and specifications submitted in the application for a Development Permit and guidelines for an office building as recommended by the Director of Planning. Daon has executed the agreement but the City is also required to sign it because of a covenant requiring that a discharge or release of the agreement be provided upon completion of the project in accordance with the Development Permit or if the construction is not commenced within the time permitted by the Development Permit.

It is anticipated that the City will become more involved in the use of restrictive covenants of this sort and it is reasonable that Council delegates the execution of these agreements if the covenant on the part of the City relates only to an obligation to provide a release upon completion or non-commencement of the Development.

Recommended

- A. That the Director of Legal Services be authorized to execute a Restrictive Covenant which is satisfactory to him pertaining to Daon Development Corporation to develop Block 110, District Lot 541, Plan 15271.
- B. That the Director of Legal Services and the Director of Planning be authorized to execute Restrictive Covenants on behalf of the City where the only covenant by the City is to release or discharge the covenant in the event the development is completed or not commenced."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 556

Manager's Report, April 2, 1976.....(PROPERTIES - 1) 589

PROPERTY MATTERS

RECOMMENDATION

1. City Lot B etc. and Provincial Government Lot D.L. 5317 Situated West of Burrard Street - South of Beach Avenue

The Supervisor of Property & Insurance reports as follows:-

"The City owns Lot B of 22-25, Block 14, D.L. 185 and leases D.L. 5317 from the Provincial Government. Portions of this property have been developed by the Parks Board as the Aquatic Centre and parking for patrons.

The Jib Set Sailing School Ltd. is constructing a building on Provincial Government Water Lot 5832, which they lease.

Council, November 18th, 1975, authorized the lease of a portion of D.L. 5317 (shown on the attached plan) to the Jib Set for 6 parking spaces; the balance to be landscaped.

It was envisaged that utilities for the building would be provided from Beach Avenue through Lot X, Plan 11447 which is occupied by the Wharf Restaurant.

However, a survey shows that the Wharf Restaurant is so close to the property line that there is insufficient space for utilities.

The Jib Set ask that they be allowed to install underground utilities through that portion of City Lot B shown on the attached plan, subject to the following terms & conditions:-

1. Use - Underground utilities.
2. Term - March 1st, 1976, to December 14th, 1979, (Note: December 14, 1979, is the expiry date of the City's lease of D.L. 5317 from the Provincial Government).
3. Option to Renew - In the event that the Provincial Government renews the City's lease of D.L. 5317, the JIB SET to have the right to renew until February 14th, 1992, or the expiry date of the City's lease, whichever is the earlier (same terms as existing lease).
4. Rent - \$30.00 per month for the first 2½ years.
5. Rental Review - Every 2½ years and to be the equivalent of the gross market rental value of 1½ parking stalls. Market rental value to be established by comparisons.
6. Liability - Lessee to carry public liability insurance in an amount satisfactory to the Director of Legal Services.
7. Condition - Lessee to restore and maintain area (presently consisting of blacktop, curbs and landscaping) to a condition satisfactory to the Parks Board.
8. Costs - All costs of preparation of agreements and surveys to be borne by the lessee.
9. Restoration - Lessee to restore area to a condition satisfactory to the Parks Board and the City Engineer within 60 days of the last day of their occupancy of the building on W.L. 5832.

The Superintendent of Parks has indicated his approval of the proposal.

The Supervisor of Property & Insurance is of the opinion that the rent is realistic.

Clause #1 (Cont'd)

RECOMMENDED That

- A. The portion of City Lot B of 22-25, Block 14, D.L. 185, be leased to the Jib Set Sailing School Ltd., subject to the foregoing terms and conditions.
- B. The use of a portion of D.L. 5317 leased to the Jib Set by Council Resolution November 18th, 1975, be extended to include the installation of underground utilities."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Sale of Properties

"The following offer to purchase has been received by the Supervisor of Property & Insurance as a result of the City's call for tenders and is recommended for acceptance, being the highest offer received."

Lot 3, except South 10 feet, Block 294, D.L. 526, Plan 590 AMD  
South Side 6th Avenue between Spruce and Alder Streets

<u>NAME</u>	<u>APPROXIMATE SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Creative Community Developments Ltd.	50' X 110'	\$75,005.	City Terms @ 11%	Property is above street level and below lane area level, bulkhead agreement required and purchasers must satisfy themselves as to access.

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received, be accepted and approved under the terms and conditions set down by Council.

3. Acquisition - 1432 Rupert Street

The Supervisor of Property & Insurance reports as follows:

"The above property is in Rupert Park Extension and has been offered for sale. The City owns the property on both sides of the subject property and the agent for the owner indicates that the most likely use would be for the present house to be demolished and a new house erected on the site. The Parks Board is anxious to acquire the property for eventual development.

This property consists of a one storey non basement frame dwelling on post foundation erected in 1940 on a lot 34.25' X 121', zoned RS-1. The dwelling is approximately 438 square feet and contains 2 rooms, 4 fixtures of plumbing, is heated by an oil stove, with patent shingle roof and siding exterior. The exterior of the dwelling is well maintained but the interior could stand some maintenance. There is also a small storage shed on the property.



Manager's Report, April 2, 1976.....(PROPERTIES - 3)

Clause #3, (Cont'd)

Following negotiations with the agent the owners have agreed to sell for the sum of \$37,500.00 as of March 31, 1976 with rent free possession until April 30, 1976. The owner wishes to rent the premises on a month to month basis after this date.

This price is considered to be fair and reasonable and represents market value in the area. It is proposed that the property be rented until it is required for development of the park at which time the buildings will be demolished.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire Lot 3, Block 86, Section 29 T.H.S.L. for the sum of \$37,500.00 on the foregoing basis, chargeable to code #561/3801, Land Purchase Fund."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. Lease - Lots 21 to 24, Block 203,  
D.L. 526-1505 West 3rd Ave.

The Supervisor of Property & Insurance reports as follows:-

This property was leased to Marine Estates Limited for five years terminating on January 31st, 1976, at a rental of \$166.66 per month, plus taxes. Marine Estates Limited had an option to renew, but did not exercise this option and are on month-to-month rental ending March 31st, 1976.

The building located on this site consists of a single-storey concrete block structure containing office, storage and repair shop space with a total area of 2,403 sq. ft. Said building reverted to the City on January 31st, 1976.

This building was sub-let to Grizzly Mine & Mill Equipment Ltd. by Marine Estates Ltd. on a month-to-month basis. Grizzly Mine & Mill Equipment Ltd. have now asked to lease the property for five years.

Following negotiations, said company has agreed to the following:-

Use - Machinery Repair and Office.

Term - May 1st, 1976 to April 30th, 1981.

Rent - For the month of April, 1976, to be \$400.00 plus 1/12 of annual taxes, as if levied.

Commencing May 1st, 1976, for 2½ years \$650.00 per month, plus 1/12 annual taxes, as if levied.

Review - Every 2½ years and to be market rental value, plus taxes as if levied.

Repairs - Lessee to repair to the standard of a prudent owner. City to be responsible for structural repairs. Lessee to be responsible for all bulkheads.

Liability-Lessee to hold City harmless for loss or damage caused by objects falling off Granville Bridge or ramps.

Manager's Report, April 2, 1976... (PROPERTIES - 4)

Clause #4 (Cont'd)

Outgoings - All outgoings to be paid by Lessee.

By-laws - Lessee to obey all City By-laws.

Agreement - Satisfactory to the Director of Legal Services.

It is noted that the above rent is realistic and represents market value.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to lease the above property to Grizzly Mine & Mill Equipment Ltd. subject to the foregoing terms and conditions."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 536

B

593

MANAGER'S REPORT

April 1, 1976

TO: Vancouver City Council

CLASSIFICATION: CONSIDERATION

SUBJECT: Langara Peripheral Fitness Circuit - Additional Funds

The Director of Finance reports as follows:

"The Board of Parks and Recreation has forwarded the following resolution requesting additional funds amounting to \$30,400 for completion of the fitness circuit at Langara:

"LANGARA L.I.P. APPLICATION FOR PERIPHERAL  
FITNESS CIRCUIT

"It was reported that the Mayor was unsuccessful in having the Federal Government increase the grant from \$31,500 to \$45,000 as requested. The Provincial Government agreed to a 1/3 grant of the original estimated cost of the project of \$150,000. The City's Standing Committee on Finance & Administration had agreed that the Board should again request the Mayor and Members of City Council to increase the City's allocation of the project from \$38,100 to \$68,500 to allow for a total project of \$150,000 rather than a reduced project of \$92,800.

"It was regularly moved and seconded,

"RESOLVED: That the Board pursue this matter with City Council.

- Carried."..."

Report of the Director of Finance

The estimated cost of the Project is	\$150,000	
Funds approved to date:		
Federal L.I.P.	31,500	
City Share L.I.P.	38,100	
Provincial Grant (1/3 recreation facility)	<u>34,800</u>	\$104,400
Additional amount required to complete		<u>45,600</u>
Parks Board request for additional funds		30,400
Increase in Provincial Grant if additional		
City funds approved		<u>15,200</u>
		<u>\$ 45,600</u>

If City Council approves the Parks Board request for additional funds then the sharing would be as follows:

Federal L.I.P.		\$31,500
City Share L.I.P.	\$38,100	
City Share Additional	<u>30,400</u>	68,500
Provincial Grant (1/3 or 150,000)		<u>50,000</u>
		<u>\$150,000</u>

Federal L.I.P.

City Council on September 4, 1975 approved the submission of an L.I.P. Project to the Federal Government to be cost shared as follows:

	<u>City</u>	<u>Federal</u>	<u>Total</u>
Langara Development	\$52,357	\$45,000	\$97,357

The L.I.P. application represented the "Labour Intensive" element of the work to be undertaken within the L.I.P. time frame (November 1975 to June 1976).

The Project was approved by the Federal Government at a reduced level which was subsequently approved by Council on December 16, 1975 as follows:

Langara Development	\$38,100	\$31,500	\$69,600
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City Council, on December 16, passed the following resolution regarding the above reduction.

"That the Mayor be requested to contact the Federal Government and request that the grant for the L.I.P. Project at Langara be increased to the amount originally requested in view of the pending grant from the Provincial Government."

As stated in the Parks Board minutes, the request for an increase in the Federal L.I.P. sharing was unsuccessful.

Provincial Community Recreation Facilities Fund Grant

City Council authorized the Parks Board to apply for a \$50,000 (1/3 of \$150,000) Provincial Recreation Grant based on the original L.I.P. cost sharing. In order to receive the full 1/3 sharing amounting to \$50,000, the Provincial Government requires that the balance of funding be established.

The present approved funding of \$69,600 (City - \$38,100 and Federal - \$31,500) will reduce the 1/3 Provincial Grant from \$50,000 to \$34,800.

Consideration

The Director of Finance submits, for Council consideration, the request of the Board of Parks and Recreation for additional City funds amounting to \$30,400 that together with the increase in the Provincial Grant of \$15,200 would provide \$150,000 to complete the project, funds to be provided in the 1976 Revenue Budget."

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 556

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

March 18, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 18, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

ALSO PRESENT: Mayor Phillips  
Alderman Boyce  
Alderman Harcourt  
Alderman Rankin

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Property Endowment Fund -  
Transfer of Property

City Council on March 9, 1976 deferred the attached clause of the Manager's report dated March 5, 1976 pending a progress report from the Property Endowment Fund Board.

The Committee had for consideration a memorandum from the Property Endowment Fund Board dated March 15, 1976 as follows:

"On May 29, 1975, City Council established the Property Endowment Fund to:

- (a) maintain or increase the city's ownership of strategic land in the City of Vancouver;
- (b) support the city's planning and development objectives;
- (c) produce a reasonable return on the city's investment in properties consistent with the city's planning and development objectives.

The Board has spent the last months reviewing the city's entire land inventory and establishing appropriate procedures to carry out its responsibilities as an administrative body working on Council's behalf.

ADMINISTRATIVE PROCEDURES

The Director of Finance is nearing completion of the required accounting procedures necessary for the Council to measure how well the P.E.F.B. is doing in managing the city's land and to treat the P.E.F. as a separate entity in the City's annual financial statements.

THE PROPERTY ENDOWMENT FUND

In reviewing the city's land inventory, a number of administrative steps and principles have been adopted:

Standing Committee of Council . . . . . 2  
on Finance and Administration  
March 18, 1976

Clause #1 continued:

- (i) The Director of Finance will submit reports to Council requesting Council's approval of the land transfers necessary to establish the Property Endowment Fund.
- (ii) At the end of each year, the Property Endowment Fund Board will submit an annual review to Council specifying the extent of the city's holdings and highlighting our progress in meeting our objectives.
- (iii) The management of the Property Endowment Fund will be handled by the Property and Insurance Division of the Finance Department. The Board has authority to authorize negotiations for the sale or purchase of land but all agreements must be approved by Council before they are finalized.

The Property Endowment Fund Board RECOMMENDS these steps be approved.

THE DISPOSITION OF CITY-OWNED LAND

The major task which the Property Endowment Fund Board has been involved in has been an assessment of the city's present land inventory. The Property Endowment Fund Board has followed the following procedure:

- (i) Land is identified by Property and Insurance. The Engineering and Planning Departments are then asked to report any reservations they have on the land. When appropriate, other civic departments, such as the Park Board and Health Department, are contacted for their comments. The P.E.F.B. examines the property in light of planning, engineering and financial implications, and decides whether the land is free or should be held due to its strategic location, or for other reasons. This procedure has had a number of advantages. First, it has caused departments to review previous holds on the land, to decide if they are still justified. The Board serves as a clearing house for all concerns with regard to land and judgments are made with all factors taken into consideration. Property and Insurance is given the flexibility required to manage the Property Endowment Fund and lands' status is known.

The Property Endowment Fund Board RECOMMENDS that Council approve this procedure and that the Property Endowment Fund Board be given responsibility for establishing conditions under which land is held.

- (ii) The P.E.F.B. will submit particular pieces of land to Council through Council's Committees from time to time, to decide on the most appropriate use of a piece of land if it appears this land is of strategic importance to the city. To date, sites have been submitted to the Planning Committee and the Housing Committee for their consideration.
- (iii) When the City sells land, prospective purchasers have the option of paying cash or using City terms, which consist of one-quarter down and one-quarter at the 6-, 12-, and 18-month intervals, with interest being paid on the unpaid balance. In the past, this interest income has gone into the General Revenue Fund of the City, and in 1975 amounted to approximately \$47,000.

Clause #1 continued:

Council has previously approved that the Property Endowment Fund should earn interest on its cash balances, at the average interest rate earned by the City on all its short-term investments. When the City sells land on terms, the Property Endowment Fund effectively loses the ability to invest the deferred payments and thereby earn interest income and on this basis it is quite proper for the interest income earned on deferred payments to be returned to the Property Endowment Fund. However, in order to establish this officially, the auditors require a proper Council resolution.

The Property Endowment Fund Board RECOMMENDS that interest earned on deferred payments of property sales from the Property Endowment Fund be credited to the Income Accounts of the Property Endowment Fund.

- (iv) The Property Endowment Fund Board is an administrative body. It proceeds along guidelines established by Council and it can neither purchase nor sell land without Council approval. It is proving to be a valuable tool in managing the City's assets.

The Property Endowment Fund Board has just completed a review of the City's land inventory, and a full financial report will be submitted to Council by June. At present, the City's lands fall into nine categories:

Hold for Engineering purposes	7 sites
Hold for strategic or investment purposes	25 sites
Hold for Light Rapid Transit purposes	5 sites
Hold for Park purposes	8 sites
Hold for Housing purposes	15 sites
Hold pending Council direction (2 in Housing Committee; 13 in Planning Committee)	15 sites
Hold for Day Care	2 sites
Hold for possible joint venture	11 sites
Free for sale, subject to Engineering, Planning, Historic, Day Care, or Housing conditions	29 sites."

The Committee was reminded that the Board does not make decisions, it makes recommendations to Council. The terms originally set by Council for the Fund provided that an amount equal to the present net rents being received by the City should be included in the Revenue Budget, and that the Fund should work towards a policy of retaining 50% of that rent in the Fund and allocating 50% of net rents to the Revenue Budget. Council sets priorities for the allocation of funds in the Revenue Budget.

It was felt that Council should be kept advised of all sites being held and that Council should establish conditions under which the sites are being held. Also, Council should be advised of any property that is "losing" a significant amount of money. It was agreed that copies of all minutes of the Property Endowment Fund Board meetings should be distributed to all Members of Council for their information; these minutes must be treated as confidential. It was suggested that interim reports should be given to Council by the Property Endowment Fund Board.

Standing Committee of Council . . . . . 4  
on Finance and Administration  
March 18, 1976

Clause #1 continued:

Following further discussion it was

RECOMMENDED

- A. THAT the recommendation in the Manager's report dated March 5, 1976 re Transfer of Property be approved;
- B. THAT the Director of Finance submit reports to Council for approval of the land transfers necessary to establish the Property Endowment Fund;
- C. THAT at the end of each year, the Property Endowment Fund Board submit an annual review to Council, with interim reports where appropriate, specifying the extent of the City's holdings and highlighting progress in meeting objectives;
- D. THAT the management of the Property Endowment Fund will be handled by the Property and Insurance Division of the Finance Department. The Board has authority to authorize negotiations for the sale or purchase of land but all agreements must be approved by Council before they are finalized;
- E. THAT any significant "losing" property be reported to Council;
- F. THAT Council approve the following procedure and that the Property Endowment Fund Board be given responsibility for establishing conditions under which land is held, such conditions to be reported to Council for approval:

"Land is identified by Property and Insurance. The Engineering and Planning Departments are then asked to report any reservations they have on the land. When appropriate, other civic departments, such as the Park Board and Health Department, are contacted for their comments. The P.E.F.B. examines the property in light of planning, engineering and financial implications, and decides whether the land is free or should be held due to its strategic location, or for other reasons. This procedure has had a number of advantages. First, it has caused departments to review previous holds on the land, to decide if they are still justified. The Board serves as a clearing house for all concerns with regard to land and judgments are made with all factors taken into consideration. Property and Insurance is given the flexibility required to manage the Property Endowment Fund and lands' status is known.";

- G. THAT interest earned on deferred payments of property sales from the Property Endowment Fund be credited to the Income Accounts of the Property Endowment Fund;
- H. THAT the memorandum from the Property Endowment Fund Board dated March 15, 1976 be received for information.

(Mayor Phillips, Alderman Boyce, Alderman Harcourt and Alderman Rankin left the meeting at this point.)



Standing Committee of Council . . . . . 5  
on Finance and Administration  
March 18, 1976

2. Greater Vancouver Convention and  
Visitor's Bureau - 1976 Grant Request

The Committee had for consideration a Manager's report (copy circulated) dated February 20, 1976 on the Greater Vancouver Convention and Visitor's Bureau's grant request of \$137,000 for 1976.

It was noted that City Council approved a grant of \$125,000 in 1975 and the Bureau is requesting a grant of \$137,000 for 1976 which would be an increase of 9.6% or \$12,000 over the 1975 appropriation.

The Visitor's Bureau maintains that the City's responsibility respecting Vancouver tourism is defraying the costs inherent in "servicing visitors" to the City. However, Council's desire for financial restraint in 1976 is appreciated and applauded by the Bureau. Therefore, the Bureau requests that Council assume only \$12,000 of the projected \$27,000 increased costs of servicing visitors in 1976.

Following further discussion it was

RECOMMENDED

THAT City Council approve a grant of \$137,000 to the Graeter Vancouver Convention and Visitor's Bureau for 1976.

3. University Women's Club - 1976 Grant Request

The Committee considered a Manager's report (copy circulated) dated February 24, 1976 in which the Director of Finance outlined the University Womens Club's request for a grant of \$5,700 in 1976.

In 1975 Council approved a grant of \$4,956.97, equal to the 1975 taxes of the University Women's Club (Hycroft). The Club is requesting a grant equal to taxes for 1976 estimated to be \$5,700.

It was noted that the Club (Hycroft) does not qualify for a grant in lieu of taxes. The Committee noted that the Club does provide worthy community services not provided by other organizations. However, it was felt that it would be better to give an outright grant rather than setting a precedent of an annual grant equal to taxes.

Following further discussion it was

RECOMMENDED

THAT City Council approve a grant of \$5,000 to the University Women's Club.

4. Physical Asset Insurance

The Committee considered a Manager's report (copy circulated) dated February 25, 1976 in which the Director of Finance reports on investigations of the City's physical asset insurance by the City's brokers, Reed Shaw Stenhouse Ltd.

Clause #4 continued:

The following is a letter received from Reed Shaw Stenhouse Ltd.:

"We refer to the minutes of the Council meeting of January 27, 1976, wherein we were instructed to investigate alternate approaches to insuring the above on behalf of the City, and report to your Standing Committee on Finance & Administration.

The Committee may recall that when we originally submitted our competitive bids on your insurances in 1973, we included two different "aggregate deductible" programmes. The inclusion of one form or another of aggregate deductible is the most logical way of reducing paid premium by the City.

However, it is our considered opinion that to attempt to negotiate an aggregate deductible with your existing Underwriters, at the commencement of the final year of your policy (April 1, 1976) would be a serious mistake. We believe a number of Underwriters would consider this as a major change to terms and seize the opportunity to retire from your risk.

We firmly recommend that the market research into the aggregate deductible question should be deferred until approximately January 1977, in time for the April 1, 1977 renewal date. It is hoped that by that date, your loss experience will have improved by virtue of the increased "each and every" deductible and that the insurance industry, generally, will have stabilized somewhat.

We will, of course, want to discuss the matter with you in greater detail before approaching the market, but some alternatives which could be considered are as follows:

1. An each and every loss deductible of \$15,000, subject to an annual aggregate deductible of \$100,000.
2. An each and every loss deductible of \$15,000 subject to an annual aggregate deductible of \$500,000.
3. An each and every loss deductible of \$50,000, subject to an annual aggregate deductible of \$500,000.
4. An each and every loss deductible of \$50,000, subject to an annual aggregate deductible of \$1,000,000.

The final choice of the level of deductibility for "each and every" and "aggregate" figures will, of course, depend upon the premium reductions available from Underwriters. Unfortunately, at the moment, we are completely unable to even guesstimate the credits that will be generated by the application of varying levels of deductibility. This can only be determined by actual market research at the appropriate time.

One other feature which could be of assistance in marketing, would be the insertion of a loss limit in your policy of, say, \$50,000,000 any one loss. This would limit the amount of market necessary to complete the risk and allow Underwriters to purchase that much less reinsurance, thereby keeping their costs down.

Standing Committee of Council . . . . . 7  
on Finance and Administration  
March 18, 1976

Clause #4 continued:

At the moment, insurance is purchased for the full insurable value of City assets of \$208,377,000. Once again, the choice of a loss limit would need careful consideration and our Engineering Department would be useful in this regard.

We will be pleased to discuss this matter further with you, at your request."

Following discussion it was

RECOMMENDED

THAT the City adopt the advice of Reed Shaw Stenhouse Ltd. regarding the City's physical asset insurance and, further, that the question of deductibles and any other options that may be available be considered in depth, before renewing the City's physical asset insurance for April 1, 1977.

INFORMATION

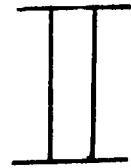
5. 1976 Civic Cultural Grants

Due to time restrictions this matter was deferred to the next meeting of the Finance Committee.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 557



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

MARCH 18, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, 18th March 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Marzari, Chairman for Clauses 1 & 2  
Alderman Rankin, Chairman for Clauses 3 to 6  
Alderman Boyce - Clauses 3 to 6 only.  
Alderman Sweeney  
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Oktoberfest - Liquor Permit Application

The Committee had before it for consideration the following Manager's Report dated 23rd February 1976:

"The Director of Permits and Licenses reports as follows:

'A letter dated February 6, 1976, has been received from the Vancouver Oktoberfest Committee requesting Council's approval for a liquor permit to sell beer and champagne at this year's Oktoberfest.

The 7th annual Oktoberfest is to be held in the Showmart Building at the P.N.E. on 6 evenings; September 24, 25, and October 1, 2, and 8, 9 (Fridays and Saturdays).

This Ethnic Cultural function is sponsored by the German-Canadian Business and Professional Association of British Columbia and surplus funds from the event are donated to various community services and amateur sports.

Tickets to the Oktoberfest must be purchased in advance from the Vancouver Ticket Centers or from members of the Association. No tickets are available at the door.

The Police Department and P.N.E. Security Officer advise that Oktoberfest has not caused any serious problems in the past.'

The City Manager submits the foregoing report of the Director of Permits and Licenses for the CONSIDERATION of the Committee. "

Following consideration, it was

RECOMMENDED

THAT Council approve of the application by the Vancouver Oktoberfest Committee for a liquor permit for the 1976 Oktoberfest.

INFORMATION

2. Ratification of Dispersal of Surplus Furniture

City Council, on 23rd October 1974, authorized the Director of Social Planning and the Standing Committee on Community Development to approve the sale of surplus furniture and equipment, for which the City had no further use, to non-profit organizations for a nominal sum.

Sales with an auction value up to \$300.00 can be approved by the Director of Social Planning, but sales with an auction value over \$300.00 are referred by the Director of Social Planning to the Standing Committee for approval.

Owing to the time lag between meetings of the Community Services Committee, the attached request for surplus furniture valued at \$614.00 was approved verbally by a majority of the Committee members and ratification of their action was sought this date.

Following discussion, it was

RESOLVED

THAT the Community Services Committee approve of the request of the Christian Counselling Association to purchase surplus City furniture and equipment valued at \$614.00 for \$64.47.

RECOMMENDATION

3. Immigrant Services Centre

The Committee had before it for consideration a Manager's Report dated 4th March 1976 (circulated) on the Immigrant Services Centre which opened on 27th January 1975 at 8165 Main Street to serve immigrants in the southeast sector of the City.

The funding of the Immigrant Services Centre is shared by the Federal and City governments and to date the City of Vancouver has expended an amount of \$42,382.00 on its operation. (Salary and Fringe Benefits \$20,434.00 and Operating Costs \$21,948.00.) The Federal Government has spent \$58,816.00 in the same period.

In the report the Director of Social Planning and the Medical Health Officer recommend as follows:

1. City Council approve the continued funding of a full time Public Health Nurse and Health Aid Interpreter in the amount of \$22,152 for the period April 1, 1976 to December 31, 1976 and an amount of \$7,384 for the period January 1, 1977 to March 31, 1977 in advance of the 1977 revenue budget.
2. City Council approve the operating costs of the Immigrant Services Centre in the amount of \$17,993 for the period April 1, 1976 to December 31, 1976 and an amount of \$5,997 for the period January 1, 1977 to March 31, 1977 in advance of the 1977 revenue budget.
3. The Vancouver Resources Board be requested to share to the extent of 50% of the Centre's operating costs in 1976-77 and assume all those costs in 1977-78 should the Centre continue.

Clause No. 3 Continued

Appearing before the Committee on this matter were Medical Health Officer Dr. G. Bonham, Senior Social Planner Mr. D. Purdy, Mr. R. McDougall of the Department of Immigration, Ms. Lorna Ashlee - Co-ordinator of the Centre, and Ms. Bonnie Code - Community Health Nurse at the Centre.

Mr. Purdy briefly reviewed the report, and in regard to Recommendation No. 3, pointed out that since the report was prepared he has learned the Vancouver Resources Board is not in a position to share in the cost of operating the centre this year.

The Committee felt therefore that Recommendation No. 3 should be amended to read that the Minister of Human Resources be requested to share in the operating cost.

Co-ordinator Ms. L. Ashlee told the Committee there has been a steady increase in the use of the centre, particularly in the past two months, and that continued growth is expected. In response to a question, she stated there are four East Indians on staff at the centre. East Indians comprise the majority of persons using the centre as they form the largest part of the immigrant population living in the area.

It was pointed out that the proposed Federal contribution listed as \$49,140.00 in the report does not include the Co-ordinator's salary which the Federal Government also pays, bringing its total contribution for the period from 1st April 1976 to 31st March 1977 to approximately \$65,000.00.

Following discussion, it was

**RECOMMENDED**

- A. THAT City Council approve the continued funding of a full time Public Health Nurse and Health Aid Interpreter in the amount of \$22,152.00 for the period April 1, 1976 to December 31, 1976 and an amount of \$7,384.00 for the period January 1, 1977 to March 31, 1977 in advance of the 1977 revenue budget.
- B. THAT City Council approve the operating costs of the Immigrant Services Centre in the amount of \$17,993.00 for the period April 1, 1976 to December 31, 1976 and an amount of \$5,997.00 for the period January 1, 1977 to March 31, 1977 in advance of the 1977 revenue budget.
- C. THAT the Human Resources Minister be requested to share to the extent of 50% of the Centre's operating costs in 1976-77 and assume all those costs in 1977-78 should the Centre continue.

INFORMATION

4. Detoxification Centre

Vancouver City Council, at its meeting on 28th May 1974, after considering a report from Alderman Rankin, as Chairman of the Special Committee Re Detoxification Centre, passed the following motion:

"THAT the China Creek Park Site be leased to the Alcohol and Drug Commission for \$1.00 a year for the purpose of constructing a pre-fab Detoxification unit on the understanding that this action is not a precedent;

Clause No. 4 Continued

"FURTHER THAT three months notice be given to tenants affected by the unit to be located in the China Creek Park Site, and the Properties Department assist in relocating the tenants."

Further discussion on the matter at the Community Services Committee this date was called for by the Chairman who advised the Committee he has heard from a reliable source that the Minister of Health has apparently decided not to proceed with the China Creek Park detoxification facility. He pointed out the City and various other governments and agencies have discussed the matter of detoxification centres for close to ten years and that numerous reports on the subject have been compiled.

He termed the problem of chronic alcoholics being picked up by police and jailed, released and often picked up again, sometimes two or even three times the same day, as a "colossal waste" of human effort and funds. Any savings realized by not proceeding with the detoxification centre will only mean the expenditure of thousands more in police and court costs.

The facility at China Creek Park was to be a pre-fab unit initially for twenty beds and ultimately for forty.

During discussion of this matter, it was mentioned that the Province should consider enacting legislation whereby chronic alcoholics can be held for a short period, perhaps 72 hours, to permit the initiation of proper treatment. At present, some chronic alcoholics admitted to the Cordova Detoxification Centre leave within a few hours.

Alderman Boyce and the Medical Health Officer advised the Committee that they met with the Minister of Health recently on a variety of matters and had been told the Province was planning to proceed with the proposed detoxification facility on Pender Street rather than the China Creek Park unit and the Minister had apparently wanted to see what effect the Pender Street facility, along with the existing detoxification centre on Cordova Street, would have on the problem.

However, the Medical Health Officer advised he had heard the Cordova facility is closed while the Pender establishment has not yet opened. The Committee was in general agreement it should meet with the Minister of Health as soon as possible to clarify the situation and urge that the China Creek Park facility be proceeded with.

Following discussion, it was

**RESOLVED**

THAT the Community Services Committee seek a meeting with the Minister of Health at the earliest convenience to discuss detoxification centres; that the Medical Health Officer and Police be invited to attend the meeting; and that, if possible, the meeting be held on a Friday evening at the Vancouver Police Board Office, 312 Main Street.

#### 5. Discrimination Against Children and Families with Children

The Committee had before it for consideration a brief (circulated) submitted by Mr. J. Vance, sociologist, on the topic of discrimination against families with children and the aged in securing housing.

Mr. Vance appeared before the Committee and explained he proposed to submit the brief to the Human Rights Commission the following day in Victoria and was seeking comment from the Community Services Committee on his brief.

There was a general discussion on this matter during which a Committee member inquired if Mr. Vance feels accommodation of every kind should be made available to persons with children, even if it is inappropriate.

Mr. Vance replied that at present, landlords determine what is appropriate by restricting the type of accommodation available to persons with children.

The Chairman cited an example in the City of Vancouver where an apartment project designed for families was approved by Council and won an award for its family-oriented design, but the owners later prohibited families from moving in.

The Committee noted the City does provide bonuses for developers who provide facilities for the handicapped and felt a similar provision could be made for developments which accommodate children; that developers could be required to include a certain percentage of dwelling units for families with children.

Following discussion, it was

#### RESOLVED

- A. THAT the Community Services Committee endorse the general principle of the brief submitted by Mr. J. Vance on discrimination against families with children and the aged.
- B. THAT the brief be referred to the Director of Social Planning for study and a report to the Community Services Committee on how the City can prevent discrimination against the aged and families with children seeking residential accommodation.

#### 6. Red Door Rental Aid - Accommodation

A Ms. Gordon of Red Door Rental Aid appeared before the Committee and stated the organization has a \$71,000.00 grant to operate a housing relocation service but has been given notice to vacate its premises on 4806 Main Street.

She inquired whether the City could assist Red Door in finding new accommodation of approximately 800 to 900 square feet.

She explained the office is presently leased from the School Board to the Area Council and Red Door Information Centre which sub-lease the space to Red Door Rental Aid.



Standing Committee on Community Services  
March 18, 1976

Page 6

Clause No. 6 Continued

Following discussion, it was

RESOLVED

THAT the request of the Red Door Rental Aid for assistance in acquiring new accommodation be referred to the Supervisor of Property and Insurance for report back to the Community Services Committee;

FURTHER THAT the School Board be requested to advise the Community Services Committee whether Red Door Rental Aid can remain in its present location.

The meeting adjourned at approximately 4:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 558

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

March 18, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 18, 1976.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Kennedy

ABSENT: Alderman Harcourt (Civic Business)

CLERK: M. L. Cross

RECOMMENDATION

1. Detailed Design Guidelines Parking Areas - Temporary or Accessory. Downtown District.

The Committee considered a report of the City Manager dated March 8, 1976 (copy circulated) in which the Director of Planning submits for approval detailed Design Guidelines for surface parking areas in the Downtown District to replace existing guidelines in order to provide standards on which City staff and the Development Permit Board and Advisory Panel can consider such applications.

The Committee felt discussions should be held with the Park Board and the operators of the parking lots prior to approval of the guidelines.

RECOMMENDED

THAT the guidelines contained in "Section 6 Surface Parking Lots" be approved in principle as a basis for discussion with the Park Board and owners or lessees of parking lots for report back to the Committee.

INFORMATION

2. Central Waterfront Advisory Committee.

The Committee considered a memorandum dated March 9, 1976 from the Mayor, forwarding a copy of the report of the Central Waterfront Advisory Committee, as well as a copy of a memorandum dated March 10, 1976 from Alderman Kennedy to the Mayor. The Committee agreed to defer consideration of this item to the next meeting of the Committee and to invite representatives of the Planning and Engineering Departments, G.V.R.D., Marathon Realty and the Port Authority.

RESOLVED

THAT this matter be deferred for consideration at the Committee meeting of March 25, 1976.

RECOMMENDATION

3. Mount Pleasant Neighbourhood Improvement Program: Site Office and Budget.

The Committee considered a report of the City Manager dated March 4, 1976 (copy circulated) in which the Director of Planning reports on the establishment of a budget of \$59,637.00 for the planning in the N.I.P. program for 1976.

After discussion, the Committee

RECOMMENDED

- A. THAT Council endorse in principle the planning process as outlined in this report.
- B. THAT Council approve the planning process budget for the Mount Pleasant Neighbourhood Improvement Program in detail as submitted as Appendix I to the City Manager's report dated March 4, 1976; the \$10,000 funded for 'Other Departments' be referred by Minute of Authorization to the City Manager for approval at a later date when details are known.
- C. THAT Council authorize the establishment of a site office to serve the Mount Pleasant Neighbourhood Improvement Program and instruct the Supervisor of Property & Insurance to locate appropriate office space.
- D. THAT a temporary Clerk-Typist (student) be authorized for a period ending September 30, 1976, and that the Director of Personnel Services classify the position and submit his recommendation to the City Manager for approval.

4. Grandview-Woodland Area Planning.

The Committee considered a report of the City Manager dated March 11, 1976 (copy circulated) in which the Director of Planning reports on the persons elected to membership on the Grandview-Woodland Planning Committee.

James Barker	405 - 2336 Wall Street	(Resident property owner)
Rod Wood	303 - 2250 Oxford Street	(Resident property owner)
Andrejs Dicmanis	1462 Graveley Street	(Resident property owner)
Max Meyer	1557 Grant Street	(Resident property owner)
Michael O'Neill	1516 East 4th Avenue	(Tenant)
Tom Wong	1755 Frances Street	(Resident property owner)
Roy Blunden	2045 East Broadway	(Resident property owner)
Paul Kappeli	1943 East 7th Avenue	(Resident property owner)
Philippa Perez	2014 East Pender Street	(Resident property owner)
Dan Ballarin	1014 Victoria Drive	(Resident property owner)
Iris Dow	#1 - 1857 Parker Street	(Tenant)
Mary Adolph	1772 East 2nd Avenue	(Resident property owner)
Janet Lawton	1823 Graveley Street	(Tenant)
Roger Rizzardo	2042 East 3rd Avenue	(Resident property owner)
Peter Kennedy	2268 Cambridge Steeet	(Business person)
Henry Hulbert	2257 Oxford Street	(Tenant)
C. Y. Loh	1863 Powell Street	(Non-resident property owner)

Clause # 4 Continued.

The persons named to the four remaining positions will be reported to Council for approval when the vacancies are filled.

Specific target dates for the Grandview-Woodland Area Planning are as follows:

ITEM	TARGET DATE
Identification of community goals	July 31, 1976
Plan for priority neighbourhoods (possibly the apartment zones)	December 31, 1976
NIP Concept Plan (if applicable)	December 31, 1976
Plans for remaining neighbourhoods (industrial, single family, conversion and commercial zones - sequence to be established)	March 31, 1978
Completion of N.I.P. implementation	March 31, 1978

The Committee RECOMMENDED

- A. THAT the persons named in the report of the City Manager dated March 11, 1976 be appointed as the Grandview-Woodland Citizens' Planning Committee and that the preliminary work program to December 31, 1976 be received.
- B. THAT Alderman H. Bird be appointed as liaison Alderman for Grandview-Woodland.

5. City-owned Site Bounded by Great Northern Way, Carolina Street, 5th Avenue and Fraser Street.

The Committee considered a report of the City Manager dated March 11, 1976 (copy circulated) in which the Director of Planning provides a status report on the above-described City-owned property. A letter dated January 27, 1976 from the Superintendent of Parks to the City Manager was distributed at the meeting (copy circulated).

Discussion followed as to whether this land, purchased for housing purposes as agreed by Council in November, 1973 should be market or subsidized.

After discussion, the Committee

RECOMMENDED

- A. THAT City staff, in consultation with local residents develop a modest density family housing scheme incorporating the existing or alternative playground facility for the city-owned lands bounded by Great Northern Way, 5th Avenue, Carolina Street and Fraser Street, and report back on specific proposals for either market or Assisted Home Ownership Program housing.
- B. THAT City staff continue to explore alternative development for the land south of 6th Avenue between Glen and Keith Drives.

RECOMMENDATION

6. City-owned Properties Bounded by Heatley, Hawks and Malkin Avenues.

The Committee considered a report submitted for Information by the City Manager under date of March 5, 1976 (copy circulated) in which the Director of Planning provides a status report on the above-described lands.

One portion, a long, narrow, double fronting site at the intersection of Malkin Avenue and Atlantic Street was placed on the market as an industrial site but none of the bids received were acceptable in terms of price offered. Another portion represents the site of the new fire hall. A one acre parcel on Prior Street was released to the Indian Friendship Centre Society. The remainder of the latter portion is to be discussed with representatives of the Indian Friendship Centre Society and the Strathcona Property Owners and Tenants Association with respect to the future joint development of the land. This discussion has not taken place.

SPOTA have also requested this site for a greenhouse and gardening project.

The Committee felt it might be possible to use the remainder of the site for an industrial warehousing site. It was agreed the Director of Planning should contact representatives of SPOTA and advise them that Council does not wish this land to remain idle.

RECOMMENDED

- A. THAT "Portion A" as indicated on the map attached to the report of the City Manager dated March 5, 1976 continue to remain on the market.
- B. THAT the Director of Planning meet with representatives of the Strathcona Property Owners and Tenants Association to discuss development of the land indicated as "Portion D" on the above-described map, and report back.
- C. THAT the Strathcona Property Owners and Tenants Association be advised that as the greenhouse project will not receive funding under the UN Demonstration program, there is no commitment by Council to make the land available to SPOTA for a \$1.00 year rent; for a period of up to five years.

The Meeting adjourned at approximately 5.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 559

REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

March 25, 1976

A meeting of the Standing Committee of Council on Planning and Development was held at the Vancouver Public Library, 750 Burrard Street, on Thursday, March 25, 1976 at approximately 9:45 a.m.

PRESENT: Alderman Bowers, Chairman  
Mayor Phillips  
Alderman Bird  
Alderman Harcourt  
Alderman Cowie - (for a portion  
Alderman Kennedy - of the discussion)

ALSO PRESENT: Alderman Boyce  
Alderman Marzari  
Alderman Rankin

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Proposed Lane Closure - Development Permit  
Application #72224 "Marketplace" - 1000 Block  
Robson Street

The Chairman advised that this application went before the Development Permit Board on March 1, 1976 but a decision with respect to the development concept was not arrived at due to unanswered questions regarding the lane, housing, parking, and the economic impact on the remainder of Robson Street. The Board agreed that the three involved departments - Engineering, Planning and Social Planning would report on the pros and cons of the proposed use of the lane by the applicant, with the broader aspects also being discussed.

The Chairman agreed to hear presentations from the developer, the Director of Planning, the Director of Social Planning and the City Engineer, after which members of the audience could present their views or ask questions of the developer or City officials.

Mr. R. Street, representing the N. B. Cook Corporation and Anchorage Investments, the developers, outlined the proposed development for their lands in the 1000 Block Robson bounded by Robson, Thurlow and the Smithe-Haro Diversion.

The proposal would consist of a two level specialty retail centre of approximately 73,000 sq. ft. with  $2\frac{1}{2}$  levels of parking containing 380 spaces. A central courtyard would be constructed around the existing lane which would be closed except to emergency vehicles. The utilities would be left in the lane and it would become a pedestrian way. Vehicular traffic would be diverted onto the Smithe-Haro Diversion via a new 20 ft. lane from the developer's property.

Mr. Street advised that the developer feels this block as it exists is underutilized as a Downtown Core block -- there is inadequate parking -- 90% of the merchants have indicated they need more parking -- it should be a place for people, with small, personalized shops.

Cont'd . . .

Standing Committee of Council . . . . . 2  
 on Planning and Development  
 March 25, 1976

Clause #1 continued:

They are trying a creative approach to development within the guidelines given to developers by the City.

Mr. R. Spaxman, Director of Planning, advised that the Development Permit Board and the Development Permit Advisory Panel feel the scheme has merit, as does the Planning Department. A decision on the lane closure has to be reached. If it is decided the lane should not be diverted, a new scheme would have to be looked for. The developer should try to fit the City's concerns into their development.

Mr. S. Adams, representing the Director of Social Planning, advised that they were in agreement with the partial closure and diversion of the lane provided a satisfactory settlement re the exchange of property is worked out and provided other aspects are resolved by the Development Permit Board, i.e. economic impact on Robson Street, and the impact on the downtown housing stock of the loss of 25 apartment units and 31 sleeping and housekeeping units.

Mr. W. Curtis, City Engineer, advised that he was required to make a firm recommendation on the closure of the lane, its effect on utilities, transportation, and servicing. He recommends against closure. Some of the points raised by Mr. Curtis are:

- there is a major development containing a courtyard only  $2\frac{1}{2}$  blocks away;
- the 62 shops should be spread out along Robson Street for a linear development in line with the City's desire to improve Robson Street as a pedestrian corridor;
- it would cost \$280,000 to divert utilities from the lane onto City streets; repairs to the relocated utility lines would affect traffic;
- the developer does not propose to pay for the lane -- an exchange of land is proposed -- or for utility relocation -- making a subsidy to the development of \$615,000.
- servicing, i.e. garbage collection, should be from lanes.

The Chairman opened the discussion to members of the audience.

Mr. James Barr, Michelle's Ladies Wear Ltd., opposed the shopping centre development and urged the Council Members to develop Robson Street as a linear shopping street.

Mr. Hans Mueller, merchant, indicated it was the N. B. Cook Corporation who killed the image of Robson Street by replacing 30 small stores with one huge development.

Ms. H. Kristiansen, Chairman of the Robson International Co-operative, advised that West End traffic and merchant's traffic should remain on Robson Street. The lane should be developed as a pedestrian place.

Ms. D. Becker, Director of four companies in the 1000 and 1100 Block Robson, stated that the 1000 Block Robson was a disaster area and someone should develop. The courtyard is a good idea but other merchants in other blocks should be able to benefit.

Standing Committee of Council . . . . . 3  
 on Planning and Development  
 March 25, 1976

Clause #1 continued:

Mr. W. Boynting, property owner in the 1000 Block Robson Street, supported the proposed development, including the closing of the lane.

Mr. H. Weinreich felt that before we decide whether to close the lane, we should know what kind of development we want for the whole area not just one development. Until there are people living downtown we should stop talking about livability. The lane should be kept open until we know what is going to happen in the whole area.

Mr. R. Mann, representing a property owner on Robson Street, adjacent to the Cook Corporation property, advised that if the lane is closed for a courtyard it should be integrated with the other merchants on Robson Street. The present singular approach of the development is isolating the existing commercial that will remain.

Mr. M. Wright felt the proposal had a certain amount of merit -- if the amount of parking was modified the traffic effect on surrounding streets would be modified. He is concerned about compensation for the lane. The residential component has merit and should be considered in the development.

Mr. H. Becker, merchant on Robson Street, felt the proposal had merit but has problems most merchants weren't aware of. He didn't feel a linear development was the answer.

Mrs. H. Symonds, member of the Board of the Community Planning Association, expressed concern over the loss of existing housing and urged Council Members to give very serious consideration to the demolition of this low rental housing.

Ms. O. Mott, representing the West End Community Council, advised that the organization has reservations about the development as it will take the interest away from Robson into the courtyard. They wouldn't be opposed to the closure of the lane if it was an extension of the pedestrian activity and would like to see the trend of small shops carried on and housing that is to be demolished replaced.

A merchant advised that without parking the businesses would suffer. There has to be a way for people to get from the parking to Robson. The parking spaces should not be monthly rental -- a good proportion should be for short-term parkers.

The Chairman advised that due to the length of the presentations and discussion, the comments of the Committee and other Council Members would have to be deferred to a future meeting.

RESOLVED

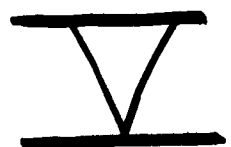
THAT the presentations of the developer and City Officials, as well as the comments of the public, be received.

The meeting adjourned at approximately 11:50 a.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 559





REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
HOUSING AND ENVIRONMENT

March 25, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, March 25, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Boyce  
Alderman Cowie  
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of March 11, 1976, were adopted.

RECOMMENDATIONS:

1. Upgrading of Hotels: Fire By-law

The Committee had for consideration a Manager's Report dated March 18, 1976, in which the Fire Chief submitted a progress report on the program of upgrading hotels in compliance with the Fire By-law.

The Fire Chief reported that with the core area 90% completed the task force had extended the enforcement program to phase three encompassing 400 buildings. Ninety-day Orders had been issued to 230 buildings constructed prior to 1960 and the task force was currently gauging the degree of compliance. A number of owners, upon first contact, had indicated they would not comply because of conflicting reports in the press stating there would be a further study and a relaxation of the by-law requirements. Many of the buildings were handled by trust and realty companies who were obtaining estimates on renovations for sprinkler systems but were hesitant to sign contracts. Fourteen owners had signed contracts and thirteen buildings had completed the required upgrading.

The Fire Chief reported:

"The situation which is confusing the public is related to the fact that Council, by Resolution, has asked the Provincial Fire Marshal to study the Fire Bylaw upgrading program and make recommendations.

The Fire Marshal has indicated he is prepared to report on this by a tentative date of March 31, 1976.

The Housing Committee also asked the Rental Housing Council of B.C. to give some concrete cost figures of the renovations required to assess the economic impact on the community.

A meeting was held with the Chief Fire Prevention Officer and this group and it was agreed that the Rental Housing Council would contact a number of owners who had received orders and had received estimates.

It was also agreed that some of these buildings would be jointly inspected by contractors and the Chief Fire Prevention Officer to ensure the orders were being properly interpreted.

The Rental Housing Council of B.C. has not had time to arrange any joint inspections up to this date. "

Clause 1 Cont'd

The Chief Fire Warden addressed the Committee and advised the City's Fire By-law had been checked against those of other Canadian cities and was found to be consistent with accepted standards. The City of Winnipeg was slightly more stringent. The City's by-law was introduced before the Provincial Fire Marshal's Act was changed to incorporate requirements respecting means of egress from buildings. The Provincial Fire Marshal had indicated, unofficially, the City's standard was acceptable.

The Committee heard submissions from Mr. R.J. Dolman, Mr. P. Hallstein, Mr. R. Wilson, and Mr. R. Heller, on behalf of the Rental Council of B.C., suggesting that alternatives to sprinkler systems should be considered. The Rental Housing Council requested that enforcement of the by-law be suspended or relaxed until suitable alternatives had been developed in consultation with the owners and submitted the installation of sprinklers, or the upgrading to Section 38 standards, in older apartment buildings would be unnecessarily costly methods of preventing loss of life and would result in the removal of reasonably priced rental housing from the market.

Mr. Dolman advised a random sampling of thirty buildings revealed the average cost of installing sprinkler systems would be \$1,491 per suite - the minimum of \$750 and maximum of \$2,631 varying with the type of construction of the building. Under the provisions of the Landlord and Tenant Act these costs could be passed on to the tenants, many of whom were elderly and on pensions. Mr. Hallstein demonstrated an inexpensive photo-electric smoke and heat detection device which he claimed was more effective and gave earlier warning of fire than a sprinkler system. Mr. Wilson referred to great technical advances in the past few years and pointed out this knowledge was not available when the City Fire By-law was written.

A resident of Tudor Manor requested the Committee consider a grading system for apartment buildings. She advised some of the residents of Tudor Manor had lived in the building up to 45 years; they kept their apartments immaculate and should not be classified with the high risk buildings. The aesthetics of sprinkler systems should also be considered, as cosmetic treatment would not entirely disguise the pipes.

Mr. A.F. Cottman, on behalf of tenants of 1101 Nicola Street, requested the Committee consider the following:

- a. the by-law be amended by removing apartment blocks from the same category as hotels;
- b. establish a point rating system for buildings;
- c. set up an appeal process with an appeal board including a tenant residing in an apartment block outside of the core area which would come under the provisions of the by-law.

Mr. Bruce Yorke, Tenants Council of Vancouver, submitted that any costs incurred in upgrading premises should be shared and not borne solely by the tenants.

The Chairman pointed out the by-law had been introduced to protect the lives of those most vulnerable, the senior citizens, and so far as alternatives were concerned the City was bound by the Provincial Fire Marshal's Act and could not introduce provisions repugnant to the Act.

He was hopeful that the Provincial Fire Marshal could be present when Alderman Volrich's motion relating to the enforcement of the Fire By-law outside the core area was debated by Council.

Report to Council  
Standing Committee of Council  
on Housing and Environment  
March 25, 1976 . . . . . 3

Clause 1 Cont'd

Following discussion, it was

RECOMMENDED,

A. THAT the Fire Chief be instructed to report to the Committee on:

- 1) a differential system between hotels and apartment buildings;
- 2) the respective merits of smoke and heat detectors as opposed to enclosed stairwells and fire doors;
- 3) investigation of a point grading system for buildings in consultation with representatives of rental owners and tenants groups.

B. THAT the Manager's Report dated March 18, 1976, be received.

2. Criteria and Guidelines for Family Housing

The Director of Housing addressed the Committee on a Manager's Report dated March 23, 1976, in which the Director of Planning reported as follows:

"During the past months, discussions have taken place with C.M.H.C. regarding the funding for some 200 family housing units submitted through City proposal calls.

The City Planning Department and C.M.H.C. informed the Director of Housing that they considered the form of housing proposed for family living was inappropriate. The applications indicated three storey walk-up (with elevator) apartment buildings. It was subsequently established that the City needed a set of guidelines and design criteria for such family housing proposal calls. The Planning Department has agreed to initiate the work for this item, but because of its other work programs and availability of the professional/expert staff needed to develop these guidelines, has indicated that the guidelines could not be produced before early summer. Because the guidelines are an essential pre-requisite of any further family housing proposal call the Chairman of the Housing Committee has suggested that a consultant architect be engaged by the City for the purpose of preparing such guidelines and criteria. The consultant architect would be responsible to the Director of Planning and would work in consultation with the Housing and Social Planning Departments. The estimated costs to prepare such criteria and guidelines is \$2,000. The cost is fairly low because the Federal and Provincial Governments have already published family housing guidelines and much of this work can be utilized by the consultant in preparing guidelines appropriate for the City of Vancouver.

The Director of Finance advises that there are sufficient funds in the Public Housing Fund."

Following discussion, it was

RECOMMENDED,

A. THAT the Director of Planning be authorized to engage a consultant architect for the preparation of criteria and guidelines for family housing upon which a proposal call may be instituted.

Cont'd . . .

Report to Council  
Standing Committee of Council  
on Housing and Environment  
March 25, 1976 . . . . . 4

Clause 2 Cont'd

- B. THAT the Director of Planning be authorized to spend up to \$2,000 for the preparation of criteria and guidelines.
- C. THAT the funds for such services be charged to the Public Housing Fund.
- D. THAT the Manager's Report dated March 23, 1976, be received.

INFORMATION:

3. What Should Be Considered As Compact Housing

On December 18, 1975, after considering two housing proposals for sponsorship as demonstration projects under a joint City/G.V.R.D. program the Committee instructed the Director of Planning to report further on why the proposals should be considered as compact housing.

The Committee had for consideration a Manager's Report dated March 11, 1976, in which the Director of Planning reported on the appropriateness of the two proposals which related to a duplex proposed by Mr. P. Wardle at the north-east corner of Trafalgar Street and First Avenue and a triplex proposed by Marathon Realty for one of ten undeveloped infill lots on the C.P.R. right-of-way located in Kitsilano Point. The Director of Planning reported as follows:

- " In discussing and/or evaluating the appropriateness of these two proposals as demonstrating good quality compact housing, reference should be made to the objectives of the Compact Housing program as approved by City Council July 1975.

HOUSING DEMONSTRATION PROGRAM OBJECTIVE

The overriding objective of the Program is to demonstrate that medium density housing is an acceptable alternative to the detached single family house.

It is important to ensure that compact housing is not perceived as low cost, subsidized, or tract housing. Rather, compact housing is housing that provides the positive attributes of the traditional single family house in a manner that uses less land; it is an alternative between the detached house on 33-66 foot lot and the three storey apartment building.

Families can no longer afford the high cost of a detached single family house and hence they are turning to compact housing as the only economic housing available. However, most of the compact housing currently being built does not meet the requirements for good family living. The Demonstration Projects provide an opportunity to find out if innovations in the design, construction, and management of compact housing can improve its liveability for families.

Economically it makes sense for a municipality to encourage compact development in areas where existing community services/facilities are under-utilized, and where it is acceptable to the surrounding area residents.

What we learn from these demonstration projects can be applied to private market housing elsewhere in the City and the Region where land costs are lower, and to socially assisted housing in which the constraints of time and funding make it very difficult to experiment with new ideas.

In response to the Standing Committee on Housing and Environment request, the following reasons are given for sponsoring these developments as "Compact Housing" Demonstration Projects:

Report to Council  
Standing Committee of Council  
on Housing and Environment  
March 25, 1976 . . . . .

5

Clause 3 Cont'd

FIRST AVENUE AND TRAFALGAR STREET

- 1) the scheme provides two units (density = 26 units per acre) on a smaller than normal lot (28.2'x120') at a cost ranging from \$75,000-\$85,000 versus one single family house (density = 10-11 units per acre) at a cost of \$130,000.
- 2) the scheme is compatible with the surrounding streetscape. This includes the building's form, i.e. scale, exterior treatment, sloping roof lines etc., and the preservation of an existing stone wall, gate and vegetation.
- 3) the scheme is addressed toward ensuring privacy between the project units while maintaining the privacy enjoyed by adjacent residents. This includes such design features as: individual entrances, location and orientation of roof decks and windows, and a masonry party wall.
- 4) the scheme provides a high degree of liveability for the residents (including one family unit as requested by Kitsilano Local Area Planning). This includes: adequate storage conveniently located within the unit, covered parking, exterior storage adjacent to the unit, and the location/orientation of usable exterior living areas relative to interior space, and floor areas that provide the spacious feeling of a single family house.

TRIPLEX - CPR RIGHT OF WAY (KITSILANO POINT)

The development would provide three townhouses on a 50 ft. x 120 ft. lot (site density = 26 units per acre) without sacrificing the liveability of the proposed units or conflicting with the character of the neighbourhood. This scheme provided many of those attributes which are often missing in most other "compact" accommodation, eg. family accommodation, adequate storage (basements), privacy, etc.

FUTURE PROJECTS

City Council requested that a mixture of compact housing types be included as demonstration projects:

These 2 projects fall generally within the following categories:

- duplexes, triplexes or fourplexes on lots that are presently considered too small for this type of development under the RS-2, RT-2 or RM-1 zoning schedules;

and

- more possibility for outright ownership or more flexible group ownership methods than present condominiums.

The Selection Committee is looking for projects that would satisfy the following:

- at least one conversion of an existing building taking into account the questions of general land use (Floor Space Ratio, setbacks, etc.) and construction quality (degree of soundproofing, fire exits, etc.);
- alternative ways to develop 66-foot lots that are usually subdivided for two large detached homes under the present zoning by-law;
- fairly high density housing alternatives to the three-storey walk-up apartments, especially for sloping sites in Fairview or Kitsilano;

Report to Council  
Standing Committee of Council  
on Housing and Environment  
March 25, 1976 . . . . .

Clause 3 Cont'd

- housing units selling at reasonable prices, i.e. eligible for the assisted home ownership program."

PROGRAM SERVICES FOR DEVELOPERS

- 1) GVRD staff time to work with the developer/builder and municipal staff during the design phases and public hearings (if any), and to keep records of the progress of the project.
- 2) GVRD architectural consultant time to review the project designs and offer suggestions.
- 3) Design subsidy of up to \$600 to compensate the developer for extra design work and meetings or the building of scale models etc.
- 4) GVRD staff time and research funds to undertake quick studies of specific problems that may arise with the housing design or approvals process.
- 5) GVRD staff and consultant time to test completed projects 8 months to a year after they are built and occupied. This evaluation would include the opinions of residents and neighbours, the satisfaction of the municipality (fire engineering, police, planning, etc.) and an assessment of market viability.
- 6) GVRD staff and consultant time to promote the housing when complete through such means as open houses and information brochures."

Mr. Bob Burgess, Housing Consultant, Planning Department, G.V.R.D., addressed the Committee and advised the demonstration projects would provide some middle density alternatives to overcome the prejudice created by some poor examples of compact housing constructed elsewhere in the regional district.

It was,

RESOLVED,

THAT the report of the City Manager dated March 11, 1976, be received.

The meeting adjourned at approximately 3:15 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 560

REPORT TO COUNCIL

VI

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

March 25, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 25, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Marzari  
Alderman Kennedy  
Alderman Sweeney

COMMITTEE  
CLERK: G. Barden

RECOMMENDATION1. 1976 Civic Cultural Grants

The Vancouver City Council on December 2, 1975 established that cultural grants in 1976 would not exceed a total of \$275,000 when the following motion was passed:

"II(a). In 1976, the total of Cultural Grant recommendations may not exceed an increase of 8% over the 1975 total (or approximately \$275,000 excluding the Centennial Museum and the Vancouver Art Gallery) and those organizations who receive a grant in lieu of rental of the civic-owned theatres."

The Committee had for consideration a Manager's report dated March 15, 1976 (copy circulated) and summary outlining cultural grant requests for 1976, wherein the Director of Social Planning recommends approval of grant requests in the amount of \$256,021. The Committee also had for consideration a memorandum from the Deputy Director of Finance dated March 24, 1976 (copy circulated) giving a summary of the financial position on the grant recommendations of the Director of Social Planning.

Grants recommended by the Director of Social Planning	-	\$256,021
City Stage grant (approved by Council from within the \$275,000)	-	\$ 9,000
Urbanart grant (approved by Council from within the \$275,000)	-	\$ 2,500
Provision for increased theatre rental rates	-	\$ 14,394
Metro Co-op Theatre Society provision based on 1975 grant of \$3,500 plus 8%	-	<u>\$ 3,780</u>
TOTAL		\$285,695

Cont'd . . .

Standing Committee of Council . . . . . 2  
on Finance and Administration  
March 25, 1976

Clause #1 continued:

Following discussion the Committee took action as follows:

RECOMMENDED

A. THAT City Council approve the following grants  
as recommended by the Committee:

<u>Name of Organization</u>	<u>1975 Grant</u>	<u>1976 Request</u>	<u>Committee's Recommendation</u>
Arts Club Theatre	\$2,500	\$10,000	\$2,700
Acme Theatre	-	5,000	1,500
Breadbaker's Puppet Theatre	2,500	2,700	2,000
B.C. Boys Choir	2,000	2,000	2,000
Canadian Music Competitions	-	750	500
Centre Cultural Colombien	-	3,500	500
Carousel Theatre	1,000	2,000	2,000
Community Music School	11,000	11,880	11,000
Friends of Chamber Music	250	300	300
Jabberwocky Children's Theatre	2,000	2,160	2,160
Junior Symphony Society	-	1,000	500
Kiwanis Music Festival	450	500	500
Metropolitan Opera Auditions	150	150	150
Native Daughters of B.C.	600	800	800
Pacific Ballet Theatre	1,000	2,000	1,000
Paula Ross Dance Society	1,000	2,000	1,000
Sculptors Society of B.C.	-	1,775	1,000
Tahmanous Theatre	2,000	3,000	2,160
Vancouver Bach Choir	500	1,000	750
Vancouver Ballet Society	450	1,200	500
Vancouver Chamber Choir	1,000	2,000	1,500
Vancouver City Hall Choristers	400	400	400
Vancouver Junior Club for Performing Arts	1,000	1,000	1,000
Vancouver Little Theatre Association	-	4,600	1,000
Vancouver New Music Society	500	2,500	1,000
Vancouver Society for Early Music	4,500	4,860	4,860
Vancouver Theatre in the Park	4,000	5,000	4,320
Vancouver East Cultural Centre	35,200	38,500	38,500

B. THAT a grant of \$4,300 be approved for the Anna  
Wyman Dance Theatre subject to funding being  
applied against Vancouver theatre rentals and  
local production costs;



Standing Committee of Council . . . . . 3  
on Finance and Administration  
March 25, 1976

Clause #1 continued:

- C. THAT the following grants equal to theatre rentals, 1975 rates, be approved plus any increase in theatre rental rates, based on the same number of performances as last year:

	<u>1975 Grant</u>	<u>1976 Request</u>	<u>Committee's Recommendation</u>
Vancouver Opera Association (This grant request coincides with the City's 1976 fiscal year).	21,646	28,000	21,646
Vancouver Symphony Society (This grant request is for the 1976-77 performance year).	73,295	100,532	73,295
Playhouse Theatre (This grant request is for the 1976-77 performance year).	49,000	56,000	49,000

It was noted that the City Manager and the Director of Finance will be reporting to Council on increased theatre rental rates.

- D. The Committee took no action on the following two grant requests:

Western Front Society - \$2,000  
U.B.C. Chamber Singers - \$1,000

- E. Metropolitan Communities Council grant request of \$150 for 1976 was deferred as it was not seen as a cultural event but a community or festival event.

- F. The Committee RECOMMENDS that grants not be approved to the following organizations:

Columbia Society of the Arts  
Gujarati Society B.C.  
Neighbourhood Planning  
Visual Arts B.C.

- G. THAT a vote of thanks be extended to Martin Linsley, Janet Bingham and Don Fairbrother for their assistance in reviewing the grant applications.

- H. THAT the following two grants be approved:

New Play Centre - \$1,000 \*  
Westcoast Actors Society - \$1,500 \*

CONSIDERATION:

\* Motions to approve grants in the amounts of \$1,500 and \$2,000 for New Play Centre and Westcoast Actors Society respectively were put and resulted in tie votes and are therefore submitted to Council for CONSIDERATION.

Cont'd . . .

Standing Committee of Council . . . . . 4  
on Finance and Administration  
March 25, 1976

Clause #1 continued:

It is noted that the \$11,000 grant to City Stage included in the recommendations to the Committee was previously approved by Council on March 9, 1976

The grants recommended, including those previously approved by Council, total \$258,841. It is noted that increased theatre rentals and the Metro Co-op Theatre provisions amounting to \$18,174 have not been dealt with by Council.

RECOMMENDATION

2. Capital Grant Request from Y.M.C.A. for Langara Property

The Committee had for consideration a Manager's report dated March 11, 1976 and a brief from the Y.M.C.A. outlining the Y.M.C.A.'s capital grant request to the City for \$333,000 spread over three years for construction of their "Family Y Project" on the lands purchased by the Y.M.C.A. from the City in Langara (copies circulated).

The Y's brief states that the total cost of the project has been estimated at just over three million dollars of which \$1,700,000 has been contributed by individuals in business in their capital fund drive. They further stated that the Provincial Government has promised a grant of \$333,000. Representatives of the Y advised that they would be providing the City with a much needed swimming pool facility in the Langara area. The pool would be open to the public on the same basis as a community centre with the same admission charged. However, they do encourage membership in the Y.

Although the Committee favoured such a project, it was felt that a grant of this size could not be recommended to City Council because of the City's present anti-inflation program and tight budgetary constraints. The Y.M.C.A. has not had estimates from their contractors on the cost of the construction, and it was suggested that they get the estimates and submit a revised report on their actual needs. It was felt that the Committee would be much more receptive to a lesser figure being advanced based on their actual needs. It was noted that the annual budget review has not yet been completed and consideration of this request should be delayed until after that.

Following further discussion it was

RECOMMENDED

THAT this matter be deferred until after completion of the annual budget review.

3. Langara LIP Application for Peripheral Fitness Circuit

The Committee considered a letter from the Park Board dated February 11, 1976 as follows:

"It was reported that the Mayor was unsuccessful in having the Federal Government increase the grant from \$31,500 to \$45,000 as requested. The Provincial Government agreed to a 1/3 grant of the original estimated cost of the project of \$150,000. The City's Standing Committee on Finance and Administration had

Standing Committee of Council . . . . . 5  
on Finance and Administration  
March 25, 1976

Clause #3 continued:

agreed that the Board should again request the Mayor and Members of City Council to increase the City's allocation of the project from \$38,100 to \$68,500 to allow for a total project of \$150,000 rather than a reduced project of \$92,800.

'It was regularly moved and seconded,

RESOLVED: That the Board pursue this matter with City Council.'"

Following discussion it was

RECOMMENDED

THAT this matter be referred direct to Council together with a report from the City Manager.

4. Park Board Revenue Budget

The Committee had for consideration a Manager's report dated March 15, 1976 (copy circulated) giving details of accounting changes in the Park Board Revenue Budget.

Following discussion it was

RECOMMENDED

THAT the accounting changes in the Park Board Revenue Budget be approved as follows:

- A. Income Operations are to be a regularly budgeted function of the Board subject to all requirements of budget presentation and review as accorded to other budgeted accounts. The net revenue budgeted and generated by the Income Operations shall be a reduction of the Board's total budgeted and actual expenditures in the current year, i.e. treated as part of the V.P.B. basic funding together with the funds provided by City Council.
- B. Capital improvements formerly funded from profits of Income Operations to be considered as New and Non Annual Recurring Items to be proceeded with upon the passing of the annual budget. The budgeted total of such projects shall be determined by the profit figures of the immediately preceding year after meeting the budgeted revenue requirement in that preceding year. A portion of such profits may be allocated for future capital projects in each annual budget presentation subject to approval of City Council.
- C. Rink and Pool operations transferred to the Recreation Division no longer to be considered as funded by Income Operations but are to be the responsibility of and regularly budgeted functions of the Recreation Division subject to all the requirements of budget presentation and review accorded to other accounts of the Recreation Division.

Standing Committee of Council . . . . . 6  
on Finance and Administration  
March 25, 1976

INFORMATION

5. Artist's Gallery Grant Request

This matter was deferred for consideration at the next meeting.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 560

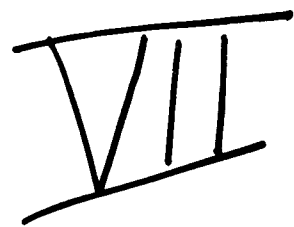
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

March 25, 1976

621

527



A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 25, 1976 at 3.30 p.m.

PRESENT:                   Ald. Bowers, Chairman  
                          Ald. Bird  
                          Ald. Cowie  
                          Ald. Harcourt  
                          Ald. Kennedy

CLERK:                    M. L. Cross

RECOMMENDATION

1. Report of the Central Waterfront Advisory Committee.

The Committee considered a memorandum dated March 9, 1976 forwarding a report of the Central Waterfront Advisory Committee, and a memorandum dated March 10, 1976 from Ald. Kennedy to the Mayor (copies circulated).

Mr. G. MacPherson of the Port Authority and Mr. J. McLernon of Marathon Realty were present for the discussion.

Mr. R. Spaxman, Director of Planning reported on the activities of the technical committee wherein representatives of each organization involved-Ministry of State for Urban Affairs, C. P. Rail, National Harbours Board, Bureau of Transit Services, Marathon Realty, Greater Vancouver Regional District and the City - met to obtain agreement on policies they could support, based on the 23 Policies adopted by Council as Stage III of the Burrard Inlet Waterfront Study.

Mr. Spaxman reviewed the 24 new policies and pointed out the differences from the previous ones. He advised that in future planning, more attention should be paid to continuing port and rail facilities.

With respect to Policy 24, "that a continuing panel be established....," the Chairman advised that in the Mayor's memorandum, he suggested it would be more appropriate if the work of the Planning Department was submitted to the interested parties for individual comments. Mr. Spaxman was opposed. The Port Authority agrees that the Panel should continue.

The Committee made the following amendments to the Policies:

Policy 11 - Delete "Consideration in the future should be given to other uses such as a maritime museum east of Abbott Street."

Policy 12 - Should read "That marinas for smaller vessels should be encouraged particularly in the western parts of the area, subject to the advice of the Port Authority on the safety capacity of the affected water. However, floating homes and offices should be severely limited."

Clause No. 1 Continued.

Policy 24 - Should read "That the Director of Planning continue to consult with affected parties during the drafting of any zoning By-law covering the Burrard Inlet Waterfront study area."

Mr. D. Hickley, Assistant Director, Central Area, outlined the scheduling:

- the Bayshore have submitted plans but there is no time schedule set up.
- the Harbour Park application has been received - processing should be finished end of April - permit may be issued middle of May.
- Pedestrian analysis report to Committee end of April.
- Waterfront - rough draft end of April circulated to affected parties for major comments - modifications and revisions - Committee end of May - public meeting in June - Committee, September - Public Hearing, September - GVRD 3rd reading, middle of October - By-law enactment, end of October.

Mr. MacPherson advised that the National Harbours Board will co-operate with the City but would like to reserve the long term decision on port facilities. Funds have been requested for a study on the future needs of the Port over the next 25 years. As part of this study, they have gone ahead with an economic impact study, which is currently being printed. Copies will be distributed in the next two or three weeks.

After discussion, the Committee

RECOMMENDED

- A. THAT the zoning By-law for the Burrard Inlet Waterfront be drawn up along the lines of the 24 policies, as amended by the Committee.
- B. THAT the proposed schedule to the end of May, 1976 be approved.

2. Sites for Mini-Motorcycles.

The Committee considered a memorandum dated March 3, 1976 from Ald. Cowie forwarding a memorandum from him to the Mayor dated January 28, 1976 and related correspondence (copies on file in City Clerk's Office) requesting authority for the Planning and Engineering Departments to investigate locations for mini-cycle parks for children ranging in age from 8 to 14.

Several sites had been suggested but there seems to be only one that may be suitable - south of re-located Marine Drive abutting North Kent Avenue, west of Boundary Road.

Report to Council  
Standing Committee of Council  
on Planning and Development  
March 25, 1976

Page 3

Clause No. 2 Continued.

RECOMMENDED

THAT the Director of Planning, in consultation with the City Engineer, investigate the possible use of the above site as a mini-motorcycle park for children; and report back including costs, in three weeks.

The Meeting adjourned at 5.05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 561

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES



March 25, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 25, 1976, at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Marzari  
Alderman Volrich

ABSENT: Alderman Sweeney

COMMITTEE  
CLERK: H. Dickson

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INFORMATION

1. The Faces, 795 Seymour Street

The Committee had before it for consideration a Manager's report dated March 12, 1976 in which the Director of Permits and Licenses reported as follows:

"On February 5, 1976, the Community Services Committee requested a report on why The Faces Cabaret at 795 Seymour Street is permitted to operate in a unique manner, using banquet permits, unlike all other cabarets in the downtown area.

The Faces is licensed as a club, not a cabaret and is not eligible for a liquor license as the club has not been registered as a society under the Societies Act and therefore cannot meet the requirement of being in operation as a society for a minimum of one year. The Liquor Administration Branch and the Police Department agreed to issue banquet permits on weekends until such time as the club was registered as a society and became eligible for a liquor license.

We have now been informed that the Liquor Administration Branch will not issue any further banquet licenses to The Faces because of unsatisfactory operation, and liquor will no longer be permitted on the premises."

There was brief discussion on the operation of this establishment during which a representative of the Police Department advised the Committee that the operation of The Faces has improved during recent weeks although the Police did observe patrons drinking on the premises the immediate past weekend.

Following discussion, it was

RESOLVED

THAT the Manager's report dated March 12, 1976 on the operation of The Faces Cabaret at 795 Seymour Street be received.



2. Juveniles in The Dance Machine Cabaret

The Committee had before it for consideration a Manager's report dated March 11, 1976, on the Dance Machine, 887 Seymour Street, in which the Director of Permits and Licenses reported as follows:

"I have received a report (copy attached) from the Gastown Team of the Downtown Community Resources Board advising that between August 14, 1975, and February 29, 1976, there were 42 instances where juveniles were found to be frequenting a dance hall at 887 Seymour Street. The premises is known as the The Dance Machine and a 1976 dance hall license is issued in the name of Seymour Dance Machine Inc.. No liquor license has been issued.

In the fall of 1975, the operators, John Fuller and Douglas Moran, were informed that under the provisions of the License By-law no person under the age of eighteen is allowed in the dance hall and also that the premises must close at 2:00 A.M.. It is quite apparent from the attached report from the Gastown Team that the operators have made very little effort to keep juveniles out and the premises is a place for runaway juveniles to find contacts for liquor, drugs and for other illicit purposes.

I therefore, RECOMMEND that the operators of the Dance Machine be requested to appear before the Community Services Committee to discuss the status of the Dance Hall license."

The operator of this club, Mr. John Fuller, had been advised of the report and appeared before the Committee this date with his lawyer, a Mr. Maxwell, and presented a letter dated March 20, 1976, addressed to Mr. K. Armstrong of the Department of Permits and Licenses. (Copy circulated)

The Committee noted the following sentence from the letter:

"We are doing our best to keep juveniles off our premises, but when so many of these juveniles have 'Photo ID' which appear genuine, it makes things very difficult for us."

Although the Dance Machine is not licensed to serve liquor, the Dance Hall license it does have prohibits persons under the age of eighteen from being on the premises.

The Committee stressed that 'Photo ID' cards are not acceptable proof of age, that only the following types of ID are acceptable:

1. Valid Driver's License
2. Passport
3. B.C. Identification Card, issued by the Motor Vehicle Branch
4. Naturalization Certificate

The Committee reviewed briefly the list which was provided by the Downtown Community Resources Board of incidents in which juveniles were involved at the Dance Machine.

A representative of the Police Department advised that police have arrested numerous people who have been in the club and actually on the premises in possession of drugs and that drugs have been found on the premises. He stated the operation showed marked improvement the past weekend but this was after the operators had been advised of the report to the Community Services Committee.

Clause No. 2 Continued:

The Police spokesman told the Committee a back room in the Dance Machine often reeks of the odour of marijuana and that the operators had been warned by police not to accept photo ID cards other than those listed above, as proof of age.

Lawyer, Mr. Maxwell pointed out to the Committee that of the 12 juvenile incidents in February cited in the Downtown Community Resources Board report, five were outside the club. He advised he has urged the operators to alter their practice of stamping patrons' hands as having paid the admission fee prior to being checked for proper ID.

He stated this practice means people refused entrance do have the stamp on their person. The police representative replied this is an extremely poor method of control as the stamp permits persons to re-enter the premises.

In response to a query from the Committee regarding drinking on the premises, the police representative stated there has been very little, however, some patrons have been observed consuming alcohol on the premises and liquor bottles have been found inside the dance hall.

The Committee warned the operator that unless there is a drastic improvement in the operation of the club, particularly with regard to the number of persons under age eighteen on the premises, the license will be revoked.

Following discussion, it was

RESOLVED

- A. THAT the Director of Permits and Licenses inform the operators of all dance halls in the City that only the following types of ID shall be accepted by them as proof of age for admission to such dance halls:
- i. Valid Driver's License
  - ii. Passport
  - iii. B.C. Identification Card, issued by the Motor Vehicle Branch
  - iv. Naturalization Certificate
- B. THAT the Police Department and the Downtown Community Resources Board submit monthly reports to the Community Services Committee on the operation of The Dance Machine, that copies of such reports be provided to the operators of the Dance Machine, and that the Community Services Committee review the operation of the Dance Machine in 3 months.

RECOMMENDATION

3. 616 Robson Street - License Application

The Committee had before it for consideration a Manager's report, dated March 12, 1976 in which the Director of Permits and Licenses reported as follows:

"On February 26, 1976, the Standing Committee on Community Services passed the following resolution:

'THAT the application of Mr. William Murdock for a restaurant/cabaret license for premises at 616 Robson Street be refused in accordance with advice to him from the Director of Permits & Licenses that no license would be issued if Mr. Philip Lloyd was, in any way, connected with the operation.'

Clause No. 3 Continued

This resolution was adopted by City Council on March 9, 1976. When considering the application on February 26, 1976, the Committee was aware of an agreement whereby Mr. Murdock agreed to purchase from Mr. Lloyd the operating company of the business, Pacific Restaurants Ltd., over a 3½ year term and in default of payment the business would revert to Mr. Lloyd.

Another proposal has now been submitted by Mr. Murdock whereby he wishes to transfer ownership of two of his revenue properties to Mr. Lloyd and in turn Mr. Lloyd will transfer complete ownership of Pacific Restaurants Ltd., all assets in the building and assign the lease of the building to Mr. Murdock. A letter has been received from Mr. Lloyd agreeing to this transaction. Attached are copies of letters from Mr. Murdock, Mr. Lloyd and the law firm of Long, Miller, Falconer and Long, concerning this new proposal to obtain a license.

The two properties to be transferred to Mr. Lloyd are situated at 2651 Fraser Street and 1871 E. 7th Avenue.

If the Committee approves the request from Mr. Murdock for a Restaurant/Cabaret License at 616 Robson Street, it should be subject to him first submitting the necessary documents to The Director of Legal Services showing that Phil Lloyd has no further managerial or financial control over the business proposed to be licensed."

Appearing before the Committee on this matter were Mr. William Murdock, the license applicant, with his lawyer, Mr. Randall McRoberts.

Mr. McRoberts stated the proposed transaction is outlined simply in the report of the Director of Permits and Licenses and added the transaction has not been completed as there are certain legal costs involved which his client does not wish to incur until he is assured the transaction is acceptable to the Committee.

He stated the proposed transaction will mean the previous operator, Mr. Philip Lloyd, whose license was cancelled by the City, will be completely out of the operation of the new establishment.

The Committee advised Mr. Murdock and his lawyer the previous operation was a source of trouble and police expense to the City; that to re-license the location will mean the City will keep a stringent watch on the operation; that a new proprietor could also have his license revoked if the operation is not conducted properly or if there is any suspicion that the previous license holder, Mr. Philip Lloyd, is involved in the operation of the new business.

In response to a question from the Committee, the Director of Permits and Licenses advised that over \$900.00 in business tax from the previous operation still remains outstanding to the City.

Continued on Page 5. . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the application of Mr. William Murdock for a restaurant/cabaret license for 616 Robson Street be approved subject to:

- (a) Mr. W. Murdock submitting the necessary documents to the Director of Legal Services showing, to the satisfaction of the Director of Legal Services, that Mr. Philip Lloyd has no further managerial or financial involvement, directly or indirectly, in the proposed operation;
- (b) Evidence provided to the satisfaction of the Director of Legal Services that the outstanding business tax at 616 Robson Street has been paid in full to the City.

INFORMATION

4. Information Centres - Request for Financial Assistance

The Committee had before it for consideration a grant request and financial statements submitted by the Information Services Joint Committee (copies circulated); such requested funds to keep the thirteen information centres in the City operating.

Mr. Dick Smedes of Information Services Joint Committee and Mr. Elgin Ruddell of the Marpole-Oakridge Area Council appeared before the Committee on this matter; explained that Department of Human Resources funding for the centres will terminate May 1, 1976 and submitted the following letter:

"Due to the cruelly short notice given by DHR, and recognizing that it takes time for a major request to work its way through City channels, we request an unstudied emergency interim amount of \$42,580.00 for 3 months funding on a minimal survival budget. This represents \$14,480.00 for operating expenses and \$28,100.00 for salaries. This excludes the Dunbar centre, which has closed.

During that time, Social Planning would have an opportunity to do an overall assessment of criteria for funding, evaluate a longer-term funding proposal, and return within 3 months with a proposed cost-sharing formula. Probable participants in such a formula are United Way, Justice Councils, Community Police teams, the Provincial Secretary, and the City.

We hope that this will receive favourable consideration, as far more than a dozen jobs are at stake here."

Mr. Smedes amended the figure of the requested amount in the above letter to \$46,180.00 after noting the Dunbar Centre has not closed.

Clause No. 4 Continued

In response to questions from the Committee, Mr. Smedes replied that funds sought for continued operation to the end of 1976 is a minimum figure which reflects some cutbacks in services.

He advised that the Secretary of State Department has committed itself to fund four student workers for information centres in the summer months who could assist in an evaluation of the centres.

It was noted during consideration that the Vancouver Resources Board does not have funds and would not be permitted by the Minister of Human Resources to contribute financially to information centres.

A representative of United Way advised that their agency is interested in seeing the information centres continued but United Way cannot commit itself to any financial contribution at the present time.

The observation was made that the Committee might consider a financial contribution towards information centres if other agencies also contribute.

Mr. E. Ruddell suggested that funds for information centres could be raised by local improvement money by-laws which he said the Marpole-Oakridge Area Council feels it could "sell" in its area. Such offices could be used by City staff, by the police, probation services, etc.

Following discussion, it was

RESOLVED

- A. THAT the request of Information Services Joint Committee for an interim grant of \$46,180.00 be referred to the Director of Social Planning for an evaluation and report back to the Community Services Committee as soon as possible before 1st May 1976;
- B. THAT the proposal of Mr. E. Ruddell for local improvement money by-laws to provide funds for information services offices be received and tabled pending the receipt of further information from Mr. Ruddell pertaining to cost figures for such local improvement money by-laws.

The meeting adjourned at approximately 4:45 P.M.

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

636  
IX 636

April 1, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 1, 1976 at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Kennedy  
  
ABSENT: Alderman Harcourt  
  
CLERK: M. L. Cross

RECOMMENDATION

1. Cedar Cottage N.I.P. Appropriation: Grandview Community Centre.

The Committee considered a report of the City Manager dated March 22, 1976 (copy circulated) in which the Director of Planning advises that to fulfill priorities for the Grandview Community Centre as set out by the consultants, (Walkey/Olson) in consultation with Planning Department, Social Planning Department, Park Board, and community centre staffs and the Cedar Cottage N.I.P. Committee, \$663,760 is needed. \$500,000 is available from Cedar Cottage N.I.P. accounts with the remainder, if possible, to come from a grant from the Provincial Government.

In order that \$500,000 is available in the Social Facilities account of the Cedar Cottage Neighbourhood Improvement Program, the Director of Planning recommends that there be a re-allocation of funds from the Land Social Housing account of the Cedar Cottage Neighbourhood Improvement Program.

The \$500,000 would be cost shared as follows:

C.M.H.C.	\$250,000
Province	\$125,000
City	\$125,000

RECOMMENDED

THAT \$500,000 from the Cedar Cottage Neighbourhood Improvement Program (\$437,000 from the Social Facilities account and \$62,700 from the Housing account) be allocated for improvements to the Grandview Community Centre.

FOR COUNCIL ACTION SEE PAGE(S) 561